GREGORY URBAN RENEWAL PROJECT
Project No. UR N.J. 2-1
Part I
APPLICATION FOR LOAN & GRANT
Jersey City Redevelopment Agency
August, 1964

Project No. UR N.J. 2-1

PART I

APPLICATION FOR LOAN & GRANT

Jersey City Redevelopment Agency Jersey City, New Jersey

UR N.J. 2-1

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^{*} These Code Items which have not been revised since the approval of the Final Project Report by the Regional Administrator in his letter of November 14, 1952, have not been included in this report. Such items will remain unchanged and in full force.

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PROJECT MAPS

No.	Maps	Code No.
1	Project Boundary Map	R-213
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5	Gas Utilities	R-224
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R-201 APPLICATION FOR LOAN AND GRANT

(Form H-612 follows this page)

HOUSING AND HOME FINANCE AGENCY URBAN RENEWAL ADMINISTRATION

APPLICATION FOR LOAN AND GRANT

(Slum Clearance and Urban Renewal Program)

PROJECT LOCALITY

Jersey City, New Jersey

Gregory Street Area

PROJECT NUMBER

U.R. N.J. 2-1

DATE RECEIVED (To be filled in by HHFA)

	STRUCTIONS: Prepare original and 4 conformed copiginal in Binder No. 1, copies in Binders No. 2,		ce	
A.	CORPORATE NAME OF APPLICANT JERSEY CITY R	REDEVELOPMENT	r AGENCY	regional de la constitución de l
9.	TYPE OF APPLICATION X Temporary Loan and/or Capital Grant, for proj Temporary Loan, for early land acquisition []			
Ů.	SUBMISSION Initial application Revision of previously approved application of change in project area boundaries Revision in Temporary Loan Other (Expinin)	dated August		Grant
D.	REPAYMENT OF ADVANCES upon undertaking this project, the Applicant will and in accordance with the contracts shown below:		est, Title I advanc	es in the sums indicated
	ADVANCE CONTRACT NUMBER	AMOUNT OF	CONTRACT	AMOUNT ADVANCED UNDER CONTRACT
		\$		\$
		\$		\$
		\$		\$
	Cristing FEDERAL AUTHORIZATIONS Estimated survey and planning costs for this proj Planning Budget No approved by HHFA on			
	TYPE 180 ANDION OF FUNDS SEING APPLIED FOR		, 17 mm	
	TYPE (Chuck applicable items)		TOTAL AMOUNT	COMPLETE GALY IF REVISION AMOUNT OF CHANGE (+) or (-)
	, TEMPORARY LOAM		4	()\$
	X PROJECT CAPITAL CRAWT X: 2/3 3/4 Basis: Limited project costs wunicipality with population In Hedevelopment Area, municipality with population of from 50 001 to 150.			111,991
	HELOCATION CHANT		\$	()\$
	PROGRAM Title 1 of the Housing Act of 1949,	Title I of	the Housing Act of	1949, es amended

(Over)

	CATEGORY OF PROJECT ELIGIBILITY			
	Enter Roman numeral designation as checked on Form H-6120. If project is under "disaster area" provisions of Section	Summary of	Project Data:	
1-	APPLICATION			
	The Applicant hereby applies to the United States of Ameri above, under the provisions of Title I as identified in Bl- in this application.	ca for the :	financial assistance ind to aid in financing th	icated in Block F e project described
J.	SUPPORTING DOCUMENTATION	Andrew Constitution of the State of the Stat		
	The documentation submitted in support of this application	shall be co	onsidered part of this a	pplication.
K.	ESTIMATED COMPLETION DATE OF PROJECT EXECUTION STAGE:(Complete the following estimated time schedule of major s	Decembe	er 31, 1965 1	
	PROJECT ACTIVITY		STARTING DATE (Month and Year)	COMPLETION DATE (Month and Year)
	1. Land acquisition		9/1/64	12/31/64
	2. Relocation of site occupants		·	TETE
	3. Demolition and site clearance			TETE
	 Site preparation, including installation of project improvements 		9/1/64	12/31/65
	5. Disposition of land in project area		9/1/64	6/30/65
	6. Rehabilitation or conservation, to meet project completion requirements		NOI	
1.	PROJECT AREA BOUNDARIES 2			
	The project area herein described is the identical area co	vered by the	Urban Renewal or Redev	elopment Plan as
	approved by the governing body of the Local Public Agency (Describe boundaries of project as set forth in such Plan	on _ July	y 30 ₂ , 19 <u>64</u> . to this application)	
PR.	EXECUTION .			
	IN WITNESS WHEREOF, the Applicant has caused this applicat	ion to be en	Recuted in its name, and	its seal to be
	hereunto fixed and attested, this 15 _day of Septe	mber	, 19_64	-
	[SEAL]			on manager control
			ey City Redevel	
		11	Corporate Name of Ap	plicant
		ву	Signature	eur
			Signature	To a a a similar to a first
		deliminação de republicações de constituições de constitu	Executive Dir	rector
			611 Summit Av	renue
		Jer	sey City, New Corry and State	Jersey

For an Application for Early Land Acquisition Loan, enter estimated effective date of the Contract for Loan and Grant for project execution activities. Complete Lines 1, 2, and 3, and leave Lines 4, 5, and 6 blank.

For an Application for Early Land Acquisition Loan, delete the phrase "covered by the Urban Renewal or Redevelopment Plan as approved" and insert "described in the Resolution adopted".

UR N.J. 2-1

Code No. R-211

COMMUNITY REQUIREMENTS DATA

Previously submitted with the Program for Community Improvement (Workable Program) recertified by Housing and Home Finance Agency in August, 1963.

GREGORY URBAN RENEWAL PROJECT UR N.J. 2-1 PROJECT AREA REPORT Code No. R-212 1. Boundary Revisions. A. New Boundary The boundaries of the Gregory Project are changed to read as follows: BEGINNING at the intersection of the westerly line of Henderson Street and the northerly line of Railroad Avenue (as layed out on the Official Map of Railroad Avenue as relocated and extended in Jersey City, N.J., dated November 19, 1963); thence east along the northerly line of said Railroad Avenue to the intersection with the easterly line of Warren Street; thence south along the easterly line of Warren Street to the intersection with the southerly line of York Street; thence west along the southerly line of York Street to the intersection with the westerly line of Henderson Street; thence north and northeast along the westerly line of Henderson Street to the point and place of BEGINNING. excluding therefrom Lot J2, Block 137 a/k/a the H & M ventilating shaft. See the revised Project Boundary Map No. 1 dated August 3, 1964. The revision entails moving the northernmost line of the project boundary from the north line of old south Railroad Avenue to the north line of new Railroad Avenue. - 1 -

The City has remapped Railroad Avenue as shown on the Official Map of Railroad Avenue as Relocated and Extended in Jersey City, New Jersey dated November 19, 1963 (appended under Exhibits). This remapping leaves a pocket of land between the new Railroad Avenue and the previous northerly boundary of the Project. This pocket of land, too small to be of development potential by itself, fits into the project area as a natural extension.

B. The Expansion Area

With the realignment of the Avenue, two areas lie between the old northern boundary of the project and the new Avenue. These were the right-of-way of the old 20' wide South Railroad Avenue broken up into two parcels and the triangular parcel which was in railroad ownership. These are marked as parcels 10 (4,525.9 square feet), 20 (10,019.6 square feet) and 2D (15,651.4 square feet) on Map No. 8, Land Disposition Map, dated August 3, 1964. Parcels 10 and 20 are part of the old Right-of-Way of old South Railroad Avenue. They are vacant.

Parcel 2D consists of land occupied by a portion of an obsolete railroad trestle which will be demolished prior to its donation to the Agency by the City of Jersey City. Parcel 2D is listed on the Tax Maps of the City of Jersey City as: Block 137½ - Lot Al.

R-212 2. Map of Project Area and Immediate Surrounding Area A. Map No. 1, Project Boundary Map, dated August 3, 1964 shows the following: Boundaries of the project area, all of which has been cleared except for the following parcel which has been excluded: Block 137 - Lot J-2 Map No. 2, Project Area Plan, dated August 3, 1964, shows the proposed land uses for the project area. There is no conservation treatment contemplated for the project area. All of the buildings upon the project site have been removed. The railroad structure will be removed prior to its conveyance to the Agency by the City. There are, therefore, no buildings and will be no structures situated upon the parcels to be acquired. All information relative to the remainder of this section has been previously submitted. 3. Project Area Data Form H-6120 is attached hereto. There are no buildings situated on the additional 1.84 acres to be acquired, therefore, no H-6120 form is required. However, there is included, for reference, with this application an H-6120 form in which the final column on Page 4 is completed. Basis for Data Reported on Form H-6120 B. Not applicable. C. Determination of Predominantly Residential Character Not applicable. D. Sizeable Area Not Meeting "Distribution of Deficiencies" Teri Not applicable. - 3 -

R-212

4 &

- 5. Evidence Supporting Eligibility of the Project Under Categories V through XII of the Urban Renewal Manual.

 Not applicable.
- When Clearance and Redevelopment are Proposed.
 Not applicable.

HOUSING AND HOME FINANCE AGENCY URBAN RENEWAL ADMINISTRATION

SUMMARY OF PROJECT DATA (Urban Renewal Program)

PROJECT	LOCAL	ITY		
Jerse	y C	ity,	New	Jersey
PROJECT				
		and the		

Gregory Street Area PROJECT NUMBER

U.R. N.J. 2-1 CONGRESSIONAL DISTRICT IN WHICH

W. And China and an advantage and the second and th		PROJECT AREA IS SI	TUATED 14		
FUSTRUCTIONS: Place original and	2 copies in Binder No. 1, and	one copy each in other bi	nder's.		
4. CATEGORY OF PROJECT ELIGIBILIT	Y (Check one; see Urban Renewa	Manual, Chapter 3-2)			
CATEGORY	PRESENT CHARACTER OF AREA	EXTENT OF PRESENT DEVELOPMENT	PROPOSED REUSE		
[] 1	Predominantly residential	Built up	Any		
[] 11	Predominantly residential	Predominantly open land	Any		
111	Not predominantly residential	Dailt up	Predominantly residential		
[] IV	Not predominantly residential	Predominantly open land	Predominantly residential		
Nonresidential Exception	Not predominantling as idential	PLICABLIL up	Not predominantly residential		
VI Nonresidential Exception	Not predominantly residential	Predominantly open land	Not predominantly residential		
VII College, University, or Hospital	Any	Built up	Any		
VIII College, University, or Hospital	Any	Dredominantly open land	Any		
L IX	· -	Open land	Predominantly residential		
	<u>-</u>	Open land	Not predominantly residential		
Area Redevelopment Exception	Not predominantly residential	Built up	Not predominantly residential		
Area Redevelopment. Exception	Not predominantly residential	Predominantly open land	Not predominantly residential		
B. TYPE OF TREATMENT OF AREA			,		
CLEARANCE AREA ONLY (Complete Conservation area only (Complete Conservation of Clearance A	ete Blocks C, F, and G) Explete Blocks C, H, and I) END CONSERVATION SECTIONS (Compi	lete Blocks C through I)			
SUBMITTED BY:		^			
August 19, 19	64	Charles Lister	ature		
Car City Redevelo	pment Agency	Executive Direct	0.p		

c.	ENVIRONMENTAL DEFICIENCIES (Check and co	maniete one)
	No change in descriptions given on H	
	Block J, submitted for this project	
	See following descriptions	
	CONDITION	DESCRIPTION OF EXTENT TO WHICH CONDITION EXISTS (Give source of information. If additional space is required, continue on a plain sheet and attach to this form)
0	Overcrowding or improper location of structures on the land	
2.	Excessive dwelling unit density	NOT APPLICABLE
3,	Conversions to incompatible types of uses, such as roominghouses among family dwellings	
£.	Obsolete building types, such as large residences or other buildings which through lack of use or maintenance have a blighting influence	
- h	Detrimental land uses or conditions, such as incompatible uses, structures in mixed use, or adverse influences from noise, smoke, or fumes	
3,	Unsafe, congested, poorly designed, or otherwise deficient streets	
7,	Inadequate public utilities or community facilities contributing to unsatisfactory living conditions or economic decline	
	Other equally significant environmental deficiencies	
-		

DATA ON PROJECT AREA
(Complete this page only if project area includes both clearance and conservation sections)

0	Document									-
U.	PRESENT	CHARACTER,	CONDITION	OF	BUILDI	NGS. AN	D PRO	POSED	LAND	HSES

(Areas shall be shown to nearest tenth of an acre. Total area within perimeter boundaries of the project shall be accounted for, excepting only any interior areas which have been excluded from the project area. Meanings of terms are identical with those in Urban Renewal Manual, Ch. 3-2, and criteria for "Building Deficiencies" in Ch. 3-1)

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a. Major Transportation									
(1) With Federal Highway Aid									
(2) Without Federal Highway Aid									
b. Other Streets, Alleys, Public Rights-of-Way									
2. Residential, Total									
a. Dwelling Purposes				NOT	APPLIC	ABLE			
b. Related Public or Semipublic Purposes									
3. Nonresidential, Total									
a. Commercial				and the second of the second					
b. Industrial				The Company of					
c. Public or Semipublic (Institutional)									
d. Open or Unimproved Land Not Included in 3a, b, or c above									
E. CONTEMPLATED TREATMENT					<u> </u>			****	*****
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2. All Buildings									
a. Residential Buildings									
b. Nonresidential Building	ζa.								
3. All Dwelling Units									
a. In Buildings With Defic	ciencies						-		
b. In Standard Buildings									

DATA ON CLEARANCE AREA, OR CLEARANCE SECTIONS OF PROJECT AREA

F. PRESENT CHARACTER, CONDITION OF BUILDINGS, AND PROPOSED LAND USES

(Areas shall be shown to nearest tenth of an acre. Meanings of terms are identical with those in Urban Renewal Nanual, Chapter 3-2, and criteria for "Building Deficiencies" in Chapter 3-1)

			ACREAG	Ε			CONDIT	ION OF BUI	LDINGS	
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(2) Without Federal Highway Aid									And had been a second to see	
b. Other Streets, Alleys, Public Rights-of-Way	1	The state of the s								ye ale service selven gar gar gar garigar
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b. Related Public or Semipublic Purposes										of-eth-light side same same as received has husery
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b. Nonresidential Build	ings									
3. All Dwelling Units	-									
a. In Buildings With De	ficiencie	ä								
b. In Standard Building	8							- Company	and the same time attempts of a spiritual can address support	

b. In Standard Buildings

T.U.S. GOVERNMENT PRINTING OFFICE : 1962 0-649282

DATA ON CONSERVATION AREA, OR CONSERVATION SECTIONS OF PROJECT AREA

H. PRESENT CHARACTER, CONDITION OF BUILDINGS, AND PROPOSED LAND I	1. LKEPENI	1 .	CHARACTER,	CONDITION	OF	BUILDINGS.	AND	PROPOSED	LAND	USI
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(Areas shall be shown to nearest tenth of an acre. Meanings of terms are identical with those in Urban Renewal Manual, Chapter 3-2, and criteria for "Building Deficiencies" in Chapter 3-1)

			ACREAG	i E			CONDI	TION OF BUI	LDINGS		
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a. Dwelling Purposes			NOT	AF	PLICA	BLE					
b. Related Public or Semipublic Purposes											
3. Nonresidential, Total								nominar e hamiliadaus (10.7 % rapatimanas e 1000	rikan sahilah hadigat yamalganlah naji yu ya gabagan daga s		
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b. Industrial											
c. Public or Semipublic (Institutional)	TOTAL SECTION AND AND ADMINISTRATION OF THE PARTY.										
d. Open or Unimproved Land Not Included in 3a, b, or c above											
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a. Pesidential Buildings											
b. Nonresidential Puildi	ngs		and a section of the								
3. All Dwelling Units											
a. In Buildings With Def	iciencies										
						1					

Gregory Urban Renewal Project UR N.J. 2-1

Code R-213

Justification

Increase in Project Area

There is to be an increase in the project area of 1.84 acres. This area is presently occupied by the bed of South Railroad Avenue between Henderson and Warren Streets, and an obsolete railroad structure which is to be demolished. Old Railroad Avenue, between Henderson and Warren Streets, is split between two narrow right-of-ways: old South Railroad Avenue and old North Railroad Avenue.

Revisions in the Urban Renewal Plan

The parcel which is to be added to the project includes land lying between the existing boundaries and the southerly right-of-way line of new Railroad Avenue. This portion, not required for street purposes, will be included in the redevelopment parcel. A portion of the area which is to be purchased by the City from the railway line, will be donated as a non-cash grant-in-aid for the Gregory Project.

At present, both sections of old Railroad Avenue are only twenty feet in width and for traffic needs are totally inadequate. The elevated structure, mentioned above, is a portion of a line which is now in disuse and is being dismantled by the railroad. Thus, the City plans to acquire the right-of-way of the land belonging to the railroad, and has remapped Railroad Avenue with an eighty foot right-of-way. It is now proposed to extend the northerly boundary of the project to take in all of the remapped Avenue from Henderson to Warren Streets. (See Project Boundary Map, dated August 3, 1964).

It is anticipated that the land added to the project area will provide for more parking facilities and open recreational area as well as providing direct access to the improved new Railroad Avenue.

Further, this land, within the course of time, would constitute a blighting influence on the entire project because of its poor development potential if allowed to remain outside the project area.

Reduction in Width of Montgomery Street

Originally Montgomery Street between Henderson and Warren Streets had a 60 foot right-of-way. Under the original Urban Renewal Plan it was designated as a 142 foot wide street to form part of a proposed major street extending on either side of the project. However, recent actions in the area have rendered the old plan unworkable, and therefore, the requirements for Montgomery Street have been changed.

It is now proposed to create a 100 foot right-of-way for Montgomery Street. Considering the present street system, this width of street would be more than adequate to handle traffic. Also, studie by the Division of Planning have indicated that this width would be adequate for future traffic as well. (See Map 2, dated August 3, 1964 Street Layout Map).

UR N.J. 2-1

Changes in the Urban Renewal Plan of June 10, 1959 Incomporated In the Urban Renewal Plan of August 1964

A. LAND ACQUISITION AND DISPOSITION

A parcel of former railroad property will be added to the Project Area. It is 15,651.4 square feet in area and is designated as parcel 2D on Map #8, Land Disposition Map. There is no change, however, in the language of the text.

B. PROJECT AREA PLAN

Change in land use from residential and limited business to residential and retail and commercial uses. This is a change in technical language only.

C. PROJECT AREA

Changes in project boundary to include additional parcel and portion of Railroad Avenue.

D. UTILITIES PLANS

No change.

E. RIGHT-OF-WAY ADJUSTMENT PLAN

Railroad Avenue will be realigned. See Map of Railroad Avenue in Exhibits.

The widening of York Street between Henderson and Warren Streets has been deleted.

Montgomery Street has been reduced from a 142 foot Right-of-Way to a 100 foot Right-of-Way. Warren Street will be widened by $5\frac{1}{2}$ feet.

F. ZONING PLANS

Zoning is changed from Residential to Business District (B).

G. REGULATIONS AND CONTROLS TO BE APPLIED RESIDENTIAL AREA (C) LIMITATION ON PERMITTED USES

- (2) Maximum building coverage has been changed from 15% to 25% south of Montgomery Street. North of Montgomery Street there will be no change. This will allow for more flexibility in design.
- (3) Maximum density has been changed from 100 units per acre to 150 North of Montgomery Street.

 South of Montgomery Street there will be no change.

H. RELATIONSHIP OF REDEVELOPMENT PLAN TO LOCAL OBJECTIVES No change. I. RELOCATION No change. J. MODIFICATION AND TERMINATION

No change.

GREGORY URBAN RENEWAL PROJECT UR N.J. 2-1

CODE NO. R-213 REVISED REDEVELOPMENT PLAN

JERSEY CITY REDEVELOPMENT AGENCY
611 SUMMIT AVENUE
JERSEY CITY, NEW JERSEY

(revised August 3, 1964)

* * * * * * * * * * * * * * * * * *

UR N.J. 2-1

Code No. R-213

REVISED REDEVELOPMENT PLAN

A. LAND ACQUISITION AND DISPOSITION

The Jersey City Redevelopment Agency has, or will acquire by purchase, donation, eminent domain or otherwise, all of the land in the Project Area hereinafter described, except as specifically excluded, and has or will demolish, or otherwise remove, all buildings, structures and railwoad embankments therein, or provide for such demolition or removal, and will sell or lease all land in said Project Area in accordance with this Redevelopment Plan.

B. PROJECT AREA PLAN

The land use for the Project Area shall be residential with related retail and commercial uses and public right-of-way, with related parking areas, as set forth on revised Map 2, dated August 3, 1964, attached hereto and made a part hereof, entitled Project Area Plan, subject only to such changes as shall be approved by the parties.

C. PROJECT AREA

The project area (herein called the Project Area) is bounded as set forth on revised Map 1, dated August 3, 1964, attached hereto and made a part hereof, entitled Project Boundary Map, further defined as:

BEGINNING at the intersection of the westerly line of Henderson Street and the northerly line of Railroad Avenue; as shown on the Official Map of Jersey City, dated November 13, 1963; thence east along the northerly line of Railroad Avenue to the intersection with the easterly line of Warren Street; thence south along the easterly line of Warren Street to the intersection with the southerly line of York Street; thence west along the southerly line of York Street; thence west along the southerly line of York Street to the intersection with the westerly line of Henderson Street; thence month and northeast along the westerly line of Henderson Street to the point and place of BEGINNING,

12-213 excluding therefrom Lot J2, Block 137, a/k/a the H & M Ventilating Shaft. D. UTILITIES PLANS The utilities for sewer, water, gas and electricity has been shown on Maps 3, 4, 5 and 6 previously submitted, entitled Sewer Utilities, Water Utilities, Gas Utilities and Electrical Utilities, respectively. These Maps showed the utilities to be retained or abandoned. Any lines shown to be abandoned may be retained if the Redeveloper's site plan provides for their proper maintenance and use. Any lines to be abandoned will be left in place, but may be removed by the Redeveloper at no cost to the Jersey City Redevelopment Agency. The Redeveloper shall provide all utility connections within said protres excluding the sewer and water lines located in or under the exic or contemplated rights-of-way and easements which said utilities shall be the obligation and responsibility of the City. RIGHT-OF-WAY ADJUSTMENT PLAN The following street areas will be vacated under this Plan: a. Van Vorst Street from York Street to Montgomery Street; 2. Gregory Street from York Street to Henderson Street; Cooper Place from Gregory to Newark Avenue; and 3. Newark Avenue from Henderson Street to Montgomery Street as set forth on Map 7, dated August 3, 1964, entitled Street Layout. The following streets will undergo realignment and/or --- dening: Railroad Avenue will be realigned as shown on the Official Map of Railroad Avenue, as Relocated and Extended in Jersey City, New Jersey and dated November 19, 1963, attached hereto and made a part hereof; Henderson Street will be widened on its easterly side between York Street and Railroad Avenue: - 2 -

R-213 Montgomery Street will be widened from 60 to 100 3. feet between Henderson Street and Warren Street. Warren Street will be widened from York Street to Railroad Avenue; as shown on Map 7, dated August 3, 1964 entitled Street Layout. No street grade changes are contemplated. c. The City of Jersey City will improve, pave and resurface and make all necessary improvements to remaining and proposed interior and boundary streets within the Project Area. F. ZONING PLANS Zoning for the entire area shall be changed to a Business District classification which includes residential as well as related retail uses customarily found in residential areas. Such zoning change is reflected on Map No. 9, entitled Existing and Proposed Zoning dated August 3, 1964. A variance will be requested of the Board of Adjustment by the Jersey City Redevelopment Agency to allow 50% parking for residential uses in order to carry out the objectives of the Urban Renewal Plan. REGULATIONS AND CONTROLS TO BE APPLIED G. The following controls on redevelopment are hereby imposed on the purchaser or lessee of the land in the Project Area from the Jersey City Redevelopment Agency (such purchaser or lessee being hereinafter called the "Redeveloper"), and shall apply, notwithstanding the provisions of any zoning or building ordinance or regulations now hereafter in force, and shall be implemented by appropriate covenants or other provisions in disposition instruments covering the sale or lease of the Project Area. The Redeveloper shall devote the land in the Project Area and any buildings or improvements thereon to the uses specified in this Redevelopment Plan for such area and the land and any buildings or improvements thereon shall - 3 -

R-213 only be used for the purposes designated in this Redevelopment Plan. This shall be a covenant running with the land. The Redeveloper shall begin and complete the development b. of such land for the uses required in this Redevelopment Plan within the time specified in such disposition instruments. To limit speculation in land in the Project Area, the C. Redeveloper shall agree not to sell, lease, transfer or convey all or any part of the land in the Project Area or Project, without the prior written consent of the Jersey City Redevelopment Agency, which consent shall not unreasonably be withheld, and which consent may contain such terms and conditions as such Agency shall deem necessary or advisable to impose. The Redeveloper shall be required to submit his plans, á. specifications and such other information as shall be required by the Jersey City Redevelopment Agency to permit such Agency to determine whether such data complies with this Redevelopment Plan and the purposes of the Redevelopment Agencies' Law and provides for the most advantageous development of the Project. The Redeveloper shall do or cause to be done all things e. as are necessary to prevent a recurrence of slum conditions or conditions of blight in the Project Area. No covenant, agreement, lease, conveyance or other É. instrument shall be effected or executed by the Jersey City Redevelopment Agency or by the Redeveloper or any successors in interest of such Redeveloper, including - 4 -

R-213 lessees, whereby land in the Project Area is restricted either by the Jersey City Redevelopment Agency or by such purchasers, lessees, or successors in interest, upon the basis of race, creed or color in the sale, lease or occupancy thereof. This shall be a covenant running with the land. The requirement of this Redevelopment Plan concerning g. minimum requirements for Parks, Playgrounds, etc., maximum building covering of land for net residential area, maximum density per residential acre and minimum parking availability are set forth in Paragraph (c) below. In addition, the following restrictions are applicable to the Residential areas designated on Map 2, Project Area Plan, dated August 3, 1964. RESIDENTIAL AREA (a) PERMITTED USES: Apartment houses or multiple dwelling units with related retail and commercial uses, parking areas or other parking facilities. (b) HEIGHT: (1) Maximum height twenty-one (21) stories. (2) One-story penthouses for residential occupancy. Signs, flag poles, tanks, elevator towers, ventilating shafts, and similar equipment required to operate and maintain the building, fire or parapet walls and skylights may be erected above the height limits herein prescribed. LIMITATION ON PERMITTED USES: (1) A minimum of 20% of each residential parcel or contiguous parcels in single ownership north of - 5 -

1-213 Montgomery Street and a minimum of 30% south of Montgomery Street shall be devoted to sitting parks, play areas, walks, general planting and landscaping areas. The maximum building coverage shall be 15% north (2) of Montgomery Street and 25% south of Montgomery Street. The maximum density shall be 150 units per acre (3) north of Montgomery Street and 100 units per acre south of Montgomery Street. The minimum on-site parking availability shall be 50% of the dwelling units constructed for all parcels or contiguous parcels in single ownership. Η. RELATIONSHIP OF REDEVELOPMENT PLAN TO LOCAL OBJECTIVES This Redevelopment Plan is in conrormity with the general of the City of Jersey City and complies with the local objective of the City as to appropriate land uses, density of population and improved traffic, public transportation, public utilities, recreations and community facilities and other public improvements. I. RELOCATION All of the persons and families who formerly lived in the Project Area have been permanently relocated in decent, safe and conitary dwelling units at rents within the financial means of such porsons and families. MODIFICATION AND TERMINATION J. MODIFICATION a. This Redevelopment Plan may be modified at any time by the Jersey City Redevelopment Agency with approval of the governing body of the City, provided that if modified after disposition of any land in the Project - 6 -

UR N.J 2-1

Code : No. R-214 REPORT ON PLANNING PROPOSALS

I. REPORT ON PLAN REVISIONS

A. Extension of Project Boundary:

Under the revised Redevelopment Plan there is to be an increase in the project area of 1.84 acres. This additional area consists of the bed of Railroad Avenue between Henderson and Warren Streets, and land upon which an obsolete railboad structure is located. The railroad facility is a portion of a line no longer in service and which is presently being demolished along its entire route. Since this change in the railroad line has recently come about, it was felt appropriate at this time to re-examine the situation with an eye to the inclusion of this property into the Project Area.

B. Railroad Avenue Realignment.

Railroad Avenue was realigned on November 19, 1963 by an Ordinance of the City Council as a result of intensive study undertaken by the Division of Planning in conjunction with the Jersey City Redevelopment Agency. A factor in this study was the decision of the rail line whose tracts ran along the Avenue to discontinue their use and dismantle them. With the rail line no longer in operation, and the area over which it rode due to become vacant and unused, it became clear that a new alignment was in order.

A second factor was the existence of the 20 foot rightof-way of the north and south sections of Railroad Avenue
between Henderson and Warren Streets. These were of little
use for the traffic needs of the area, and a widening became
necessary.

R-214 Thirdly, the plan for the Gregory Project indicated the need for improved access on the north for the anticipated traffic generated by the project. Finally, a rational connection was sought to the rest of the downtown from the area. All of these factors produced the requirements for the realignment of Railroad Avenue. The Expansion Area. With the realignment of the Avenue, two areas were then found to lie between the old northern boundary of the project and the new Avenue. These were the right-of-way of the old 20' wide South Railroad Avenue and the triangular parcel which was in railroad ownership. These are marked as parcels 2C and 2D on Map No. 8, Land Disposition Map, dated August 3, 1964. D. Justification of the Expansion. It became evident that the triangular parcel was too small to be developed by itself by a private redeveloper. Furthermore, its inclusion into the Project as a natural boundary extension. This is so for the following reasons: (1) By vacating the portion of old South Railroad Avenue, 2C, both it and the triangular piece, 2D would then be physically joined to Parcel 2A which is the parcel due for conveyance to a Redeveloper. New Railroad Avenue forms a natural boundary for the entire northerly portion of the project. In addition, leaving this area alone would allow (3) a pocket of potential blight to inpinge upon the project area and thus endanger the success of the undertaking. - 2 -

It is anticipated that the land added to the project area will be used for more parking facilities and open recreational area as well as providing direct access to improved Railroad Avenue.

The proposed project boundaries may be seen on Maps 1 and 7 entitled Project Boundary Map and Street Layout Map both dated August 3, 1964.

E. Reduction in Width of Montgomery Street

Montgomery Street between Henderson and Warren Streets originally had a 60 foot right-of-way, Under the previous Urban Renewal Plan Montgomery Street was laid out with a 142 foot right-of-way forming part of a proposed major street extending on either side of the project. However, recent actions in the area have rendered the old plan unworkable, and therefore, the requirements for Montgomery Street have been changed.

It is now proposed to create a 100 foot right-of-way for Montgomery Street. Considering the present street system, this size would be more than adequate to handle traffic. Studies by the Division of Planning have indicated that this width of street would be adequate for future traffic as well. (See Map #7 Street Layout Map dated August3, 1964).

The revising of Montgomery Street to 100 feet will make available a strip of land 42 feet wide on the north side of the street. This additional land, when added to the project, will provide areas for landscaping, recreation and parking facilities, and will prove a positive factor in increasing the value of the project.

II. REPORT ON UNRETISED PLANNING PROPOSALS

No new major revisions are contained in the remainder of this section. The following items are included for reference and will bring the entire section to completion.

1. ZONING PROPOSALS. This is a minor plan change. The Zoning Districts are to be revised for the sake of convenience.

Zoning for the entire area will be changed to Business
District B. This district includes residential as well as
related retail uses customarily found in residential areas.
Such zoning changes are reflected on Map #9, Existing and
Proposed Zoning dated August 3, 1964.

The reasons for this change are as follows:

- The present residential development is allowable under both the existing and proposed zoning.
- The existing zoning pattern is applicable to the previous area development which contained businesses along Henderson Street and residential use, for the remainder of the area.
- With the demolition of the old development and construction of the new buildings, the piecemeal layout of the zoning boundaries no longer has any basis in fact.
- It was therefore deemed advisable to include the entire project within a single zone eliminating the need for multiple zoning districts and thus bringing the zoning in conformity with the unified plan embodies in the Urban Renewal concept.
- In changing the zone to a Business B District, both residential and related commercial uses wil be allowed. This eliminated the

requirement for variances to allow the new shops within the redevelopment parcels to operate.

D. Timing of Zoning Changes

The Jersey City Planning Board made a recommendation to the City Council on July 28, 1964 to rezone the area within which the project is located in accordance with the Urban Renewal Plan. This recommendation is attached under exhibits. The City Council, on August 4, 1964, passed on first reading an ordinance to rezone the area as stated. A copy of this ordinance is attached under exhibits. The rezoning will become official upon the passage of this ordinance before the Council on second reading. The second reading is due sometime within the next month.

E. Local Planning Agency Acceptance of Zoning Proposals and Timing
The zoning proposals and timing of changes to implement
the Urban Renewal Plan have been reviewed and approved by the
Jersey City Planning Board (See Exhibits).

2. BASIS FOR DETERMINATION OF:

A. Proposed Land Use

1. Residential Reuse

Most of the Area in the Gregory Urban Renewal Project will be devoted to residential use. The development of the project is the first step in the ultimate revitalization of downtown Jersey City. The project is situated in a prime location. It is convenient to the Port Authority Trans Hudson Tubes, is excellently serviced by other public transportation including the Exchange Place Terminal and surface lines. It is readily accessible to all parts of the City. The development of the project is in keeping with some of the more important objectives of the City, that is, providing

new dwellings and attracting more middle income residents to Jersey City.

2. Commercial Reuse

Commercial redevelopment is to be found to those retail uses which are customarily found in residential areas. It is the intention of the plan to permit a limited amount of retail space to serve the residents of the project. This is consistent with the provisions of the Zoning Proposal which will allow accessory uses, such as shboping areas, to be included within the residential development.

- 3. Public and Semi-Public Reuse (Related to Residential)

 No project land is being provided for public and semipublic purposes.
- 4. Public and Semi-Public Reuse (Institutional)

 No project land is being provided for institutional purposes.
- B. Proposed Regulations, Controls, or Restrictions to be Imposed on Properties to be Acquired

The controls set forth in the revised Urban Renewal Plan are based on densities and other regulations applicable to Business District B of the Zoning Ordinance of the City of Jersey City. Additional restrictions which are more restrictive than those required by Zoning, have been incorporated into the Urban Renewal Plan to assure that the new residential use will be developed with adequate open space, parking areas and service facilities. All controls have been set to encourage optimum development and utilization of the land with relation to these objectives and with due regard for high quality urban design.

C. Adequacy of Proposed Zoning and Other Codes and Regulations to Protect the Project Area

1. Zoning

The Business District B Zoning applied to the

Project is adequate to protect the project area and to insure its proper and sound development.

2. Other Codes and Regulations

In addition to the Zoning Ordinance, there are numerous State and Local codes which will apply during and after construction of the buildings in the project area. These codes and regulations are considered to be adequate to protect the project area.

D. Modification of Existing Major Streets

The revised Urban Renewal Plan contemplates the following street patterns to improve traffic conditions and circulation, (See Map #7, Street Layout Plan, dated August 3, 1964).

1. Street Closings:

- a) Van Vorst Street from York Street to Montgomery Street.
- b) Gregory Street from York Street to Henderson Street.
- c) Cooper Place from Gregory Street to Newark Avenue; and
- d) Newark Avenue from Henderson Street to Montgomery Street.

2. Street Widening and/or Realignment

- a) Railroad Avenue will be realigned as shown on the
 Official Map of Railroad Avenue as Relocated and Extended
 in Jersey City, New Jersey and dated November 19, 1963,
 and attached under Exhibits.
- b) Henderson Street will be widened on its easterly side between York Street and Railroad Avenue;
- c) Montgomery Street will be widened from 60 to 100 feet between Henderson and Warren Streets:
- d) Warren Street will be widened from York Street to Railroad Avenue.

The above adjustments are set forth on Map #7, Street Layout Plan, dated August 3, 1964.

The streets which are being closed were narrow and ended for the most part in traffic deadends. Widening of the streets listed above will provide for increase and more efficient traffic use.

The proposals to realign and widen Railroad Avenue were made as a result of detailed studies carried out by this Agency and the Division of Planning. The remapping of Railroad Avenue as embodied in the Official Map of Railroad Avenue was the final culmination of these studies. Railroad Avenue is proposed for an 80' Rights-of-way and includes a 60' road bed. This street was considered to be an important part of the northerly access to the project since heavy traffic uses of both residential and related commercial were anticipated.

In addition, it provided a proper substitution for those streets which were closed due to the need of assembling parcels of sufficient size.

E. Area Within the Ferimeter Boundary of the Froject Which is to Be Excluded from the Urban Renewal Plan:

The following parcel within the perimeter of the project is excluded from the Urban Renewal Plan:

Block	Lot	<u>Use</u>
137	J-2	Ventilating shaft for the Hudson & Manhattan Tubes

This ventilation shaft is completely housed and protected from view.

Its use is not incompatible in any way with the redevelopment proposed.

In addition, it is comtemplated that rehousing and landscaping will be studied by a redeveloper to assure its final harmonious integration in the general design.

F. Incidental Properties Not to be Acquired Within the Clearance Section:

There are no properties in the project area which are in the "not-to-be-acquired" catagory.

G. Adequacy of Proposed and Existing to Remain Commercial, Community Lecreational, and Public Facilities, Including Those Cutside of, but Serving the Project Area:

1) Commercial

The Project Area is close to extensive commercial and shopping facilities. These facilities are located within the immediate vicinity of the project area on Hewark Avenue, Grove Street, and Montgomery Street between Exchange Place and the Project. Further, the Redevelopment Plan makes provisions for retail uses within the project area which serves the residential development.

2) Community Facilities

Community Facilities within the project boundary and in the surrounding area are adequate to serve this project.

3) Recreational Facilities

Within a few blocks of the project area, there are several parks and playgrounds including Van Voorst Park, 3 blocks away, Paulus Hook Park, 2 blocks away; and Mary Benson Park, about 8 blocks away. Within the project area itself, there is a swimming pool already constructed. In addition, there are now and will be additional play, sitting and landscaped areas as are called for in the Redevelopment Plan.

- 3. Description of Relationship of Planning Proposals to Plans for District, of Which Area is a Part. Covering land Uses, Thoroughfares, Recreational & Community Facilities and Other Renewal Actions Contemplated.
 - a) Status of the Plan

A Community Renewal Program is presently in preliminary stages. This program will integrate in an organized manner all phases of planning for this as well as other areas of the City.

GREGORY URBAN RENEWAL FROJECT

UR N.J. 2-1

LAND ACQUISITION REPORT

Code No. R-222

Revision

Three parcels are being added to the project area as a result of the boundary revision. (See Section R-212, Project Area Report).

Parcel 2D

This parcel is a triangular piece of land designated as

Tarcel 2D on Map #8, Land Disposition Map dated August 3, 1964,

It was previously owned by the Pennsylvania Railroad and is

designated Lot Al of Block 137½ on the City of Jersey City Tax

Map. It will be cleared of its existing structure, purchased from

the railroad by the City and donated as a non-cash local grant-in
aid to the Jersey City Redevelopment Agency for redevelopment.

The appraisals for the acquisition of this project are submitted under separate cover.

Parcels 1C and 2C

These parcels are formed by the anticipated vacation of old south Railroad Avenue. This vacation requires a petition to the City Council and the passage of an ordinance by that body vacating the affected portion of said Avenue. The Jersey City Redevelopment Agency will petition for this vacation at a future date.

(1) Form H-6220, Project Expenditures Budget Submitted herewith.

(2) Land Acquisition Report

(a) Froperty Map

Since no property map was submitted in the previously approved Part I Application for the Gregory Project the following will serve to present the required information:

- Refer to Map #8, Land Disposition Map, dated August 3, 1964.

Parcel.	Fresent Owner	Area	(Square Feet)
10	Portion of ROW of Railr Avenue by Dedication to the City of Jersey City		4,525.9
2C	Portion of ROW of Railravenue by dedication to City of Jersey City.		10,019.6
2D	Pennsylvania Railroad		15,651.4

(b) Accuisition Appraisals

Submitted under separate cover.

- (c) <u>Tabulation of Property to be Acquired.</u>
 Attached hereto.
- (d) Difference between "Appraisers Valuation" and "LFA Estimate of Acquisition Costs"

 Not anticipated.
- (e) Property To Be Acquired Involving Tublic Ownership

 None. The two parcels of street ROW to be vacated are

 technically not owned by the Cityof Jersey City.

 They are used by the City in dedication with the

 appropriate easement regulations.
- (f) Consequential Damage
 Not applicable.
- (g) Local Fublic Agency Interest

 Hot applicable.
- (h) Limited Interests in Land to be Acquired

 It is not anticipated that it will be necessary
 to acquire such interest.
- (i) <u>Troperties Involving Unusually High Acquisition Costs</u>
 Not Applicable.
- (j) Racial Restrictions

Condemnation will remove all covenants, agreements,

Contracts on conditions restricting lease or occupancy of any real estate in the project area on the basis of race, creed, religion, national origin or ancestry.

TABULATION OF PROPERTY TO BE ACQUIRED

	Estimates of Value & Acquisition Cost			Appraiser's Valuation (1st & 2nd)	LPA Estimate of Acquisition Cost
	Total Purchase and Donations Purchases (Total) Federally Owned or Leased	1.	15,651	\$15,700.00 16,420.00	\$16,000.00
	Other Publicly Owned Privately Owned Public Utility Easement				
c.	Property Not Taken Donations (Total) Vacation of Streets and other Public Rights-of-way	1	15,691	\$15,700.00 16,420.00	\$16,000.00
	Donations by LPA Donation by other Entities	1	15,651	\$15,700.00 16,420.00	\$16 ,000 . 00

GREGORY URBAN RENEWAL PROJECT

UR N.J. 2-1

Code No. R-224

PROJECT IMPROVEMENTS REPORT

The items listed in this section include those which were previously approved as well as those resulting from the present plan revisions.

They have been grouped together in this manner for ease of reference.

This section then, incorporates all project improvements for the Gregory Project.

- I. STREETS See Street Layout Map #7 dated August 3, 1964.
- A. STREETS TO BE WIDENED OR IMPROVED
 - 1. Henderson Street

Handerson Street will be widened between York Street and Railroad Avenue as follows:

- (a) Excavation and removal of street and sidewalk material of a strip approximately 10' wide on the easterly side of Henderson Street.
- (b) Grading and paving of roadway on said strip with F.A.B.C. (Fine Aggregate Bituminous concrete).
- (c) Installation of concrete curbs and ten foot wide sidewalks.

Total Cost: \$32,000

2. Warren Street

Warren Street will be widened between York Street and Railroad Avenue (as such Avenue is designated on the Official Map of Railroad Avenue as Relocated and Extended in Jersey City, New Jersey dated November 19, 1963 and appended to Section R-213) as follows:

^{*} All figures listed in this section were calculated by the Office of the Chief Engineer, City of Jersey City. A letter attesting to these figures is appended at the end of this section.

R-224 (a) Excavation and removal of street and sidewalk material along a 5½' strip on the westerly side of Warren Street. Grade and pave roadway on said strip with (b) F.A.3.C. Installation of concrete curbs and 15 foot wide (c) sidewalk on westerly side of Warren Street. Total Cost: \$32,000.* Henderson and Warren Streets are peripheral streets and are to be widened as indicated. The widening of these streets will improve traffic circulation in and around the project area. The LPA claims 50% of the Cost of these improvements as a non-cash local Grant-In-Aid. 3. York Street York Street will be improved on its north side between Henderson Street and Warren Street as follows: (a) Repaving of the northerly portin of the existing trafficway with F.A.B.C. (b) Installation of concrete curbs and 15 foot wide sidewalk. Total Cost: \$29,750.* The City will be responsible for installation and repaving of this existing trafficway. These improvements are necessitated as a result of the presently deteriorated facilities on York Street. The LPA claims 50% of the Cost of this improvement as a non-cash local Grant-in-Aid. The LPA claims 100% of the cost of this * See footnote, Page 1 of this Section - 2

in woment as a non-cach local Grant-in-Aid. 4. Montgomery Street Montgomery Street will be widened from 60 to 100' as follows: (a) Excavation of existing curbs, sidewalks and streets on northerly side of Montgomery Street between Henderson and Warren Streets for a strip 40 feet wide. (b) Repaving of existing trafficway with F.A.B.C. (c) Installation of concrete curbs and 12 foot wide sidewalk on the northerly side of Montgomery Street. (d) Total Cost: \$55,000.* Repair and/or replacement of deteriorated sections on the southerly side of Montgomery Street. The LFA claims 100% of the cost of this improvement as a non-cash Local Grant-in Aid. 5. Railroad Avenue Improvements The following improvements will be made to Railroad Avenue (as such Avenue is laid out on the Official Map of Railroad Avenue as Relocated and Extended in Jersey City, New Jersey, dated November 19, 1963 and appended to Section R-213) better Warren Street and Henderson Street. (a) Grading and paving of the trafficway with F.A.B.C. to a width of 601. (b) Construction of concrete curbs and sidewalks on both sides of Railroad Avenue to a width of 10' on each side. (c) Installation of necessary storm drainage catch basins and sewer line connections. The Coming and Subjivision Ordinance of the City of Jersey City dated January 1963 specifies the following street designations (Tage 27). (d) The width of streets shall be measured from lot line to lot line and shall not be less than the following: (1) arterial streets, 100'; - 3 -

- (2) collateral streets, 70',
- (3) minor streets, 501;
- (4) marginal access streets, 50°.
- (5) the right-of-way width for internal roads and alleys in multi-family, commercial and industrial development shall be determined on an individual basis, and shall in all cases be of sufficient width and design to safely accommodate the maximum traffic, parking and load needs and maximum access for fire fighting equipment.

The Railroad Avenue ROW of 80' falls between groups (1) and (2) being closer to group (2). As stated in Item (5), the street width in multi-family and commercial areas (which applies to the Gregory Froject) should be of sufficient width to afford safe accommodation for traffic. It will be therefore determined that the width of this street is within the proper limits to be acceptable as an improvement necessitated solely by the Gregory Urban Renewal Project.

Total Cost: \$103,500.*

The LPA claims 50% of the cost of the improvements to this peripheral street as a Non-Cash Local Grant-In Aid.

- B. STREETS TO BE VACATED See Street Layout Map No. 7, dated August 3, 1964.
 - 1. Cooper Place will be closed between Newark Avenue and Gregory Street.
 - 2. Newark Avenue will be closed between Henderson and Marren Streets.
 - 3. Gregory Street will be closed between Henderson and York Streets.
 - 4. Van Vorst Street will be closed between York and Montgomery Streets.
 - 5. Old South Railroad Avenue will be closed in part between Henderson and Warren Streets.

Closing of these streets does not adversely affect traffic flow in the area. These streets had an irregular traffic flow pattern.

Furthermore, it was necessary to close these streets so that

Hydrant Removal & Relocation	\$3,500.
Traffic & Fire Signals	5,000.
Flanting Trees	1.360.

The LFA claims 100% of the Cost of these improvements as non-cash local Grants-In-Aid.

GREGORY URBAN RENEWAL PROJECT

Code No. R-225

Land Disposition Report

1. Appraisal Reports

(a) The re-use appraisals are to be submitted under separate cover. These reports will contain comments as to marketability of the project. The appraisal report will consist of 8 parcels, 2A, 2B, 2C, 2D and 3A, 3B, 3C and 3D. Actual disposition to a Redeveloper will be for two parcels, one consisting of 2A, 2B, 2C and 2D; and the other consisting of 3A, 3B, 3C and 3D. See

Map No. 8, Land Disposition Map, dated August 3, 1964.

2. Availability of Mortgage Financing

Mortgage Financing for the contemplated private redevelopment is readily available. The supply of equity and mortgage capital is ample.

- 3. <u>Tabulation of Land Disposal Estimates</u>
 Attached hereto.
- 4. <u>Differences between Appraisers Estimate and LPA Estimate</u>
 Not anticipated.
- 5. Site Clearance Or Project Improvements to be Provided by Redeveloper

The Redeveloper will not provide any site clearance or project improvements.

- (a) The site will be conveyed to the Redeveloper. However, any additional clearance necessitated by unforeseen actions will be the obligation of the Redeveloper.
- (b) It is anticipated that the sidewalks for the project will be provided in the course of the street improvements by the City. However, in the event that such unforeseen circumstances occur, as would necessitate sidewalk improvements, this will be the responsibility of the Redeveloper. (Such as repairs and/or replacement of the sidewalks necessitated by damage caused

by construction machinery, or additional widening desired for design purposed.)

6. Proposed Limitation of Taxation

All property in the project area to be sold for redevelopment pursuant to this Urban Renewal Plan will be taxed
in accordance with local law. Partial tax abatement in
accordance with the provisions of the Limited Profit
Housing Company's Law (Article II of the Private Housing
Finance Law) shall be granted to the redeveloper, organized
under the provisions of such laws for the construction of
housing for persons of moderate income.

7. Prohibition of Racial Restrictions

The Local Public Agency will include a covenant and other appropriate requirements in every deed or lease prohibiting the execution of any covenant, agreement, or other instrument restricting the sale, lease, occupancy or use of any real estate in the project area, upon the basis of race, religion, national origin or ancestry.

8. Preliminary Plat

A preliminary Flat showing tentative disposal parcels including boundaries, areas in square feet, redevelopment uses and existing and new easements for public utilities.

(Land Disposition Map #8, dated August 8, 1964).

9. <u>Disposal of Farcels for Public and</u> Non-Profit Institutional Use

Not applicable.

10-220					
	Proposed	Approximate		Valua	acion
Redevelopment Use		Number of	Area In	Appraisess	LPA
	Methods	Parcels	Sq.Ft.	Estimate	Estimate
1. Total Use		24	583,659	\$273,666	\$281,526*
Total Public &				1	7
2. Semipublic use		9	41,675	- 0 -	7,360
a) Streets and public rights of-way by	(Interior Street Widening)	2	28,575	-	-
dedication				o services	/=>
b) Streets and other rights-off-way	(Boundary St.Widen.)	7	13,100	•	(1) 7,860
c) Parks, play- grounds, etc. by dedication		-	-	-	-
d) Parks, play- grounds, etc.	-	-	-	-	-
e) Public Utilit easements		-	(2)	(2)	(2)
2) Other public	use -	-	-	-	-
g) Non-profit Institutional	-	-	-	-	-
3. Total Private	Use	19/5	(3) 541,984	(3) 273,666	(3)
a) Commercialb) Residentialc) Light Industr		# 7	400,372	210,766	210,766
d) Heavy Industr	ial -		(4)		
e) Other	(5)	4	27,588(4)		-
f) Moderate Inco housing (221-	me (~)	4	104,924	62,900	62,900
g) Low Income Housing	-	-	-	-	-

NOTES:

- 1. This figure is based upon 60¢ per sq. ft. for half the boundary street widening.
- 2. Parcel 2C contains 10,019.6 sq. ft. This figure is included in Private Residential Use as this land will be conveyed as residential subject to the sewer easement.
- 3. This figure includes 1A, 1B, 1C, 1D, 1E, 1F, 1G. These parcels containing 252,615 sq. ft. have been conveyed for \$116,666.
- 4. Parcels 1B, 1C, 1F and 1G will revert to the mortgagee in possession of Parcel 1A, 1D, 1E. These parcels are street vacations.
- 5. It is contemplated Parcel 3 will be disposed of to a redeveloper who will construct under FHA 221d-3 moderate income housing provisions.
- * The LPA Total estimated valuation of \$281,526 has been rounded off in the Project Cost Estimate and Financing Plan.

Disposition Parcels: 1A - Comprises the original site upon which the present Gregory Park building is situated. Owned by Mortgagee-In-Possession (Gregory Park 1). 1C - Portion of Railroad Avenue to be vacated by the City and added to Parcel 1. 1B - Portion of Montgomery Street not to be used for the previously proposed Esplanade. To be vacated and added to Parcel 1. 1D - Comprises the site of the parking lot as built. Owned by Gregory Park 1. 1E - The remainder of the area owned by Gregory Park 1 but not presently improved. 1F - The ten foot strip which is presently dedicated for street use but not needed for same and which will there-1G fore be vacated and added to Parcel 1. 2A - Entirely in JCRA ownership. Will be conveyed for redevelopment. 2C - Street area which will be vacated, to be added to Parcel 2 and then conveyed for redevelopment. 2B - Portion of Montgomery Street not to be used for previously proposed Esplanade. To be vacated and added to Site 2 and then conveyed for redevelopment. 2D - Presently in Railroad ownership. To be purchased by the City and donated to JCRA. Then to be added to Site 2 and conveyed for redevelopment. 3A - Presently in JCRA ownership. To be conveyed for redevelopment. 3B - Presently in JCRA ownership. Comprises a parcel of a size which could be used as a parking area for Parcel 2 if required by FHA. To be added to Parcel 2 for parking or added to Parcel 3 and then conveyed for redevelopment.

Gregory Urban Renewal Profect

3C - Portions of ten foot strip.

& 3D - Same situation as 1F and 1G.

GREGORY AREA PROJECT

JERSEY CITY, NEW JERSEY

U.R. N.J. 2-1

COST ESTIMATE AND FINANCING REPORT

Code No. - R-226

(1) Form H-6200, Project Cost Estimate and Financial Plan

Attached hereto.

- (2) Estimates of Non-Cash Grants-in-Aid See Form H-6200, Schedule 3, Project or Site Improvements
- (3) Sharing of Net Project Costs
 - a) No entity other than the City will provide Local Grants-in-Aid.
 - b) All project costs will be advanced by the City, from time to time, as required, from non-federal sources. The City readily has available all of the cash grants-in-aid. Partial payment on account of the Federal Government Capital Grant will be Acquisitioned as requested and as appropriate under H.H.F.A. procedures.
 - c) The local cash Grant-in-Aid, if any, will be applied to defray project expenditures as above described.
 - d) All such non-federal funds will be advanced out of City funds. Interests costs shall be computed in accordance with H.H.F.A. established procedure relative to Section 110, Sub-division "E" of the Housing Act of 1949, as amended.
 - e) Not applicable.
 - f) Not applicable.

Not applicable.

- (4) Form H-6220, Project Expenditure Budget
 Attached hereto.
- (5) Local Public Agency Staffing & Salary Schedule I

 Attached to Computation of Form H-6220.
- (6) Estimate of Mon-Eligible Execution Activities in a 3/4 1/4 Project

H-6200 (6-61)

HOUSING AND HOME FINANCE AGENCY URBAN RENEWAL ADMINISTRATION

PROJECT COST ESTIMATE AND FINANCING PLAN

PROJECT LOCALITY Jersey City , New Jersey PROJECT NAME

Gregory Street Area

INSTRUCTIONS: Submit original and a second signed copy in Binder No. 1, and copies in Binders No. 2, 3, 4, and 5.

U.R. N.J. - 2-1

DBMI 2210M (CV	reck and complete	the description which	applies)				
[] ACCO	MPANIES FIRAL PRO	JECT REPORT	REVISES	PROJECT COST	ESTIMATE AND	D FINANCING PLAN	
				SUBNITTED BY	LPA ON		. 19
DATE	D	. 19	lse l	ACCEPTED BY	HHEA OR ATT	911gt 22 .	19 60

SECTION A. ESTIMATE OF GROSS AND NET PROJECT COSTS

and a base of the first feet from				
		TO BE COMPI	LETED BY LPA	TO BE FILLED
LINE NO.	FTEM	INITIAL ESTIMATE OR LATEST ACCEPTED ESTIMATE	REVISED ESTIMATE	ESTIMATE ACCEPTED BY HHFA
		(a)	(b)	(c)
	ITEM 1 OF GROSS PROJECT COST:	\$	\$	s
A-1	TOTAL PROJECT EXPENDITURES (from Form H-6220, line 20)	2,831,446	2,894,237	•
	ITEM 2 OF GROSS PROJECT COST (Non-Cash Local Grants-in-Aid):			
n-2	Cash value of land donations (from Supporting Schedule 1)	150,000	166,000	
A- 3	Demolition and removal work (from Supporting Schedule 2)		8,500	
A- 4	Project or site improvements (from Supporting Schedule 3)	147,000	411,700	
1-5	Public or supporting facilities (from Supporting Schedule 4)	1,500,000		
A- 6	Other non-cash local grants-in-aid (specify type and breakdown of estimate on attached sheet)			
A-7	TOTAL NON-CASH LOCAL GRANTS-IN-AID (sum of lines 2 through 6)	\$ 1,797,000	\$1,480,330	\$
A-8	GROSS PROJECT COST (ITEM 1 plus ITEM 2) (line 1 plus 7)	s	\$4,374,567	\$
	PROCEEDS FROM PROJECT LAND:			
A-9 1	Sale price of project land to be sold	324,200	\$ 275,000	\$
A- 10	Capital value imputed to project land to be leased			
A-11	Capital value of project land to be retained by LPA		rhann ein der	
A-12	TOTAL PROCEEDS FROM PROJECT LAND (sum of lines 9, 10, and 11)	s 324,200	\$ 275,000	s
A- 13	NET PROJECT COST (line 8 minus 12)	\$ 4,304,246	\$4,099,567	\$
	SHARING OF NET PROJECT COST:			
	Net Project Cost of this project (from line 13)	4,304,246	\$4,099,567	\$
A-15	Net Project Coat of other projects (if cmy) pooled with this project		3,895,424	
A- 16	Aggregate Net Project Costs for this and other projects (if any) in the pool (line 14 plus 15)	4,304,246	7,994,991	
	Minimum local grants-in-aid required for this and other projects (if any) in the pool (1/3 or 1/4, as appropriate, of line 16)		2.664.997	
	(Less) Total local grants-in-aid to be provided for other projects (if any) in the pool		1,298,475	
A- 19	(Equals) Minimum local grants-in-aid required for this project (line 17 minus 18)	\$ 1,434,749	\$1,366,522	s

SECTION A. ESTIMATE OF GROSS AND NET PROJECT COSTS (Continued) TO BE FILLED IN BY HHFA TO BE COMPLETED BY LPA LINE OR LATEST ACCEPTED ESTIMATE REVISED ESTIMATE ACCEPTED BY HHFA ITEM (a) (e) (b) SHARING OF NET PROJECT COST: (Continued)
LOCAL GRANTS-IN-AID, THIS PROJECT: A- 20 Non-cash local grants-in-aid (from line 7) \$1,797,000. \$ 1,480,330 A-21 Camh local grants-in-aid TOTAL LOCAL GRANTS-IN-AID FOR THIS PROJECT (line 20 plus 21) \$ (must be not less than line 19) 1,797,000. 1,480,330. A-23 PROJECT CAPITAL GRANT (line 14 minus 22) 2,619,237. 2,507,246. RELOCATION GRANT (from Form H-6220, line 21) 2 ŝ TOTAL FEDERAL CAPITAL GRANT (line 23 plus 24) \$ 2,507,246. 2,619,237. SECTION B. SOURCES OF FUNDS FOR PROJECT EXPENDITURES AND RELOCATION PAYMENTS (Leave blank) ESTIMATE SUBMITTED BY LPA LINE ESTIMATE ACCEPTED BY HHFA ITEM (a) (6) B- 1 Total cash requirements for project expenditures and Relocation \$2,894,237. \$ Payments (line A-1 plus A-24) Cash local grants-in-aid: ACTUAL OR ANTICIPATED DATE OF RECEIPT SOURCE OF CASH B-2 \$ \$ B-3 B-4 Real estate tax credits (from Form H-6220, line 7b) B-6 Total cash local grants-in-aid (sum of lines 2 through 5) \$ Total funds to be applied to project expenditures and Relocation Payments from short-term borrowings other than those on line B-9 below B-7 Subtotal (line 6 plus 7) PROJECT TEMPORARY LOAN THROUGH DIRECT OR PRIVATE FINANCING B-9 \$ 2,894,237. UNDER LOAN AND GRANT CONTRACT (line 1 minus 8)

SECTION C. FINANCING PLAN FOR CURRENT AND NEXT FISCAL YEARS (Commencing July 1 and Ending June 30)

If project execution work will not start before the end of the next fiscal year or if a Contract for Loan and Grant has been executed, check here [] and leave the rest of Section C blank.

LINE NO.	ITEM		FROM STARTING DATE TO END OF CURRENT FISCAL YEAR, JUNE 30, 19 (a)	DURING NEXT FISCAL YEAR ENDING JUNE 30, 19				
C- I	Amount of Project Capital Grant Payment	s that probably wi	ill be earned	\$	\$			
C-2	Amount of Relocation Grant Payments the	t probably will be	earned					
	Tentative So	chedule of Sho	rt-Term Bor	rowings				
LINE NO.	1 TEM	TOTAL	FEDERAL TEMPORARY LO ANS	NON-FEDERAL LOANS WITH FEDERAL GUARANTEE	NON-FEDERAL LOANS WITHOUT FEDERAL GUARANTEE			
C-3	Amount to be borrowed during current	\$.	(b)	(c)	(4)			
C-4	fiscal year hituat to be repaid during current fiscal year		-	S	\$			
C-5	Amount outstanding at end of current fiscal year (line 3 minus 4)	7-7-1						
C-6	Amount to be borrowed during next fiscal year	Delete	Per	LPA	Letter_			
C-7	Amount to be repaid during next fiscal year		No. 2	99				
C-P	Amount outstanding at end of next fiscal year (line 5 plus 6 minus 7)							
July 28, 1964 Signature of Authorized Officer								
	Jersey City Redevelopment Local Public Agency	Agency _	Ex	ecutive Direc	tor			
The	estimates are accepted as indic	HHFA ACCEP		Columns.				
	Date	-	Panion of Div	tor of Urban Renewal				

age 4 of 8						(6-6
	SUPPOR	TING SCHEDULE	3			
SCHEDULE 1. LAND DONATIONS (La	and Parcels or Land	Interests)				
IDENTIFICATIO	D N	NAME OF D	ONOR	ESTIMATE CASH VALU SUBMITTE BY LPA	E	(Leave blank) ESTIMATED CASH VALUE ACCEPTED BY HHFA
(a)	To differ the Control of the Asia and a control of the control of	(b)	man and southernoon temporal recognisation control	(6)		(a)
All City- Owned Lots confines of Project	within Area	City of Jer	sey Ci	ty 150,0	000.	150,000
Triangular Parcel 21	of R.R. Land	City of Jer	sey Ci	ty 16,0	000.	1
CASH VALUE OF LAND DONATIONS	(Enter on line A-2)			\$ 166,0	000.	\$
SCHEDULE 2. DEMOLITION AND REI (Include work whi	40 VAL WORK—NON-CASP		N- AI D			
IDENTIFICATION OF DE OR REMOVAL WORK			NAME OF ESTIMAT NET CO SUBMITTED			(Leave blank) ESTIMATED NET CO ACCEPTED BY HHF
(a)	(a) (b)					(a)
Hydrant Removal and Traffic and Fire Sig		City of Jer				\$
TOTAL DEMOLITION AND REMOVAL GROSS PROJECT COST (Enter on		TO ITEM 2 OF		\$ 8.50	00.	\$
SCHEDULE 3. PROJECT OR SITE I	MPROVEMENTS-NON-CA	_			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
IDENTIFICATION	NAME OF		CHARGE	BY LPA TO PROJECT 1	E:	(Leave blank) STIMATE ACCEPTED BY HHFA
(a)	PROVIDING ENTITY (b)	TOTAL COST	% (a)	AMOUNT ((c) X (d)) (e)	% (r)	AMOUNT (g)
(&)		6	\$			\$
R.R. Ave. widening, grading, paving and sidewalks	City of J.C.	103,500.	50%	51,750.		
Henderson St. widening and sidewalks York St. paving and	g 11 11 11	32,000. 29,750.	50%	16,000.	The second secon	
sidewalks Warren St.widening &		32,000.	50%	16.000.	and the second second second second	

Warren St.widening & sidewalks 32,000. 50% 16,000.

Montgomery St.widening & Sidewalks 55,000. 100% 55,000.

It a special assessment against project-acquired land is involved, apply the percent of direct benefit to the project from the improvement to its total cost and subtract from that amount the total amount of the special assessment against the project-acquired land.

SUPPORTING SCHEDULES (Continued)

	IDENTIFICATION NAME OF PROVIDING ENTITY		ESTIMATE SUBMITTED BY LPA				(Leave blank)	
IDENTIFICATION				CHAR	GE TO PROJECT 1	ESTIMATE ACCEPTED BY HHFA		
			TOTAL COST	8	AMOUNT ((c) X (d))	%	THUOMA	
(a)	(b)		(0)	(a)	(e)	(1)	(g)	
Wayne St. Sewer Adjustme	nt City of	J.C.s	9,384.	100.	9,384.		\$	
Relocation of Wayne St. Water Main 20" Line	11	11	47,391.	100%	47,391.			
Adjustments to Existing Fork St. Sewer (48" Brick) 11	11	200,000.	100%	200,000.			
Planting Trees	ti	11	1,300.	100%	1,300.			
						distribution of the state of th		
TOTAL PROJECT OR SITE IMPROVEMENT ITEM 2 OF GROSS PROJECT COST (En	rs to be charges	D TO		\$	411,700.		\$	

SCHEDULE 4. PUBLIC OR SUPPORTING FACILITIES

SCHEDULE 4. PUBLIC OR SUPPORTING		Y			1	
		ESTIMATE S	SUBMIT	TED BY LPA	(Leave blank) ESTIMATE ACCEPTED BY HHFA	
IDENTIFICATION	NAME OF PROVIDING ENTITY		СН	ARGE TO PROJECT 1		
;	PROVIDING ENTILY	TOTAL COST	%	AMGUNT ((c) X (d))	%	AMOUNT
(a)	(ъ)	(c)	(a)	(e)	(2)	(g)
Fonvio High Cahaal	City of T C	£ 677 005	13%	\$ 20/ 320	on the second second	\$
Ferris High School	City of J. C.	6,877,925.	1.5%	894,130.		
			SATE OF LANDIAN	and the second s	Approximation of the second	er a production
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		The state of the s		* No. of the contract of the c		Manual Confederation
FOTAL SUPPORTING FACILITIES TO BE TO PROJECT (Enter on line A-5)	CHARGED			\$ 594,130		\$

If a special assessment against project-acquired land is involved, apply the percent of direct benefit to the project from the improvement or facility to its total cost and subtract from that amount the total amount of the special assessment against the project-acquired land.

HOUSING AND HOME FINANCE AGENCY URBAN RENEWAL ADMINISTRATION

PROJECT LOCALITY Jersev City, New Jersey

Project Area

PROJECT EXPENDITURES BUDGET

DATES OF HHEA BUDGET APPROVALS (Complete for revision only)

13 Interest (R 1420.013, R 1420.02)

14 Other income (-) (R 1449)

Gregory Street Urban Lenewal BUDGET NUMBER N.J. 2-1

INSTRUCTIONS: Initial Budget: Prepare original and 8 copies for HHFA. and copies in Bunders No. 2, 3, 4, and 5. Revised Budget: If with amendaturations. Otherwise, submit original and 4 copies to HHFA. Submit original and 4 copies in Binder No. 1, If with amendatory application, follow "Initial Budget" in-

, 19 64 Latest Approved Budget (No. 12), July 24 Budget No. 1, ______, 19____ TO BE COMPLETED BY LPA TO BE FILLED IN BY HHFA USE ONLY FOR REVISED BUDGET BUDGET APPROVED FOR BUDGET REQUESTED FOR ACTIVITY CLASSIFICATION 1 LATEST APPROVED SUDGET ADJUSTMENT (+ or -) 21 MONTHS ___ MONTHS (a) TOTAL SURVEY AND PLANNING EXPENDITURES (Includes all costs incurred, costs estimated to be incurred, and interest on advances to repayment date) (R 1401, R 1403, R 1404) 33,000. 33,0006 PROJECT EXECUTION EXPENDITURES: Administration: a. Administrative overhead and services (R 1410.01, R 1410.09, R 1410.16, R 1410.19, R 1416) 143,528, 32,007. 175,535. b. Travel (R 1410.05) 6,486 4.705. Office furniture and equipment (R 1475) 6,682. 6,682 4 Legal services (R 1410.024, R 1415) 48,682. 7.400. 56.032 5 | Survey and planning (R 1410.021, R 1430) 8,200. 2.000. 10,200 Acquisition expenses (R 1410,022 R 1440.02 through R 1440.06) 70,619. 72 70,691 Temporary operation of acquired property-Profit (-) or Loss (+) (R 1410.027, R 1448) 46,461 46,461. 7b Amount included in Line 7a as real estate tax credita (R 1448.038) ---Relocation costs, excluding Relocation Payments shown on Line 21 (R 1410.023, R 1443) 31,235 31,235. Site clearance-Proceeds (-) or Cost (+) (R 1410.025, R 1450) 232,008 232,008. 10 Project or site improvements (R 1410.026, R 1455) 11 Disposal, lease, retention costs (R 1410.028, P 1445) 12,300. 12,300 12 Rehabilitation and conservation (R 1410.029. R 1460)

273,240.

(25,676.) (15,000.

25,935.

299,175

(+0,676

For a project on a three-fourths capital grant basis with limited project costs, enter zero on Lines 1 through 8 and 12.

age 2	of 3				н–622 (3–62		
ŀ			SE COMPLETED BY LE	PA	TO BE FILLED		
		USE ONLY FOR	REVISED BUDGET		IN BY HHFA		
="	ACTIVITY CLASSIFICATION	LATEST APPROVED BUDGET	ADJUSTMENT (+ or -)	BUDGET REQUESTED FOR	BUDGET APPROVED FOR		
-		(a)	(b)	21 MONTHS	MONTHS (a)		
15	Subtotal (sum of Lines 2 through 14, excluding Line 7b)	\$ 851;984.	. \$ 54,195.	3	\$ 906,179		
16	Contingencies (for Column (c), not to exceed 15% of Line 15)	5,250.	8,129.		13,379		
17	Real estate purchases (R 1440.01)	1,926,055.		1,926,055.	- 3977/		
18	Project inspection (R 1418)	15,157.	467.	15,624.			
19	TOTAL PROJECT EXECUTION EXPENDITURES (sua of Lines 15, 16, 17, and 18)			177610			
	TOTAL PROJECT EXPENDITURES (ITEM 1 OF	2,798,446.	62,791.		2,361,237		
	COSS PROJECT COST) (Line 1 plus 19)	2,831,446.	\$ 62,791.	*	\$2.894.207		
	Relocation Payments 100% reimbursable to LPA (P. 1501)	8	\$	S	\$		
July 28, 1964 July 28, 1964 Signature of Authorized Officer Executive Director							
			·				
HHFA APPROVAL							
The Project Expenditures Budget is hereby approved in the amounts and for the time period shown in Column (d).							
The	project shall be completed by	, 19					
	•						
	Date	Regiona	l Director of Urb	an Renewal, Region	n		

Regional Director of Urban Renewal, Region ___

SUPPORTING SCHEDULE

PROJECT OR SITE IMPROVEMENTS CHARGED AS PROJECT EXPENDITURES

			The second secon			
	TO BE COMPLETED BY LPA			-	TO BE FILLED IN BY HHFA	
IDENTIFICATION	TOTAL COST		CHARGE TO PROJECT		-	
		%	AMOUNT	7	AMOUNT	
	\$		\$		\$	
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TOTAL DO TOTAL OF CLUTTE IN SPECIAL PROPERTY.						
TOTAL PROJECT OR SITE IMPROVEMENTS TO BE CHARGED TO ITEM 1 OF GROSS PROJECT COST			\$		S special services and services are services as the services are services are services as the services are services a	
FPI FRO	4-8-63-1500 PADS-9694	antair vindratestestestestestestestestestestestestest				

FPI ERO-4-8-63-1500 PADS-9694

Gregory Project Computation of Budget Revision Budget # 13 July 28, 1964

Acct.			
1410.01	Non-Technical Salaries per Schedule I Total Authorized in latest Budget \$102,815. Utilized 3/31/64 \$4,851.	21,784.	
	Available for future needs Required for Budget #13	7,964.	\$13,820.
1410.09	Retirement: 4% for OASI & Costs 8% for PERS		
	TOTAL 12% on all salaries included Add overrum at 3/31/64 (See Note 1)	2,962. 2,551.	5,513.
1410.19	Administrative Overhead, per Schedule II Total Authorized in latest Budget 32,053.	12,373.	
	Utilized to 3/31/64 (See Note #2) 33,335.		
	Add resultant overrun at 3/31/64 Sub-Total	1,282.	13,655. \$32,988.
1410.16	Publications: Brochures for Agency Activities in connection with Gregory Project at proposed groundbreaking	500	
	ceremonies	500.	
	Brochures on Gregory Project as a unit in connection with activities of new redevelopers for 2 new bldgs. Total Required	2,000. 2,500.	
	Total Authorized in Latest Budget		
	Less Charges through 3/31/64 2.066. Available for future needs Projected under-run available for other items in Line 2a Total Adjustment Line 2a.	3,481.	(<u>981.)</u> \$32,007.
1410.05	Travel Expense: \$ Agency Annual Auto Expense 1,800. Local Fares and Taxis 500. Conferences and Seminar 1,200. Total 4,100.	1 07/	
	Apportion 15% of 1-3/4 yrs.	1,076.	
	Trips to Regional Office 4 Man-trips per mo. @ \$15. for 21 months Total Required	1,260. 2,336.	

Computation	of	Budget	Revision
Budget #13			

Travel	Expense:	(cont.)
--------	----------	--------	---

for 21 mos.

	Travel Expense: (cont.)			
	Approved in Latest Budget Utilized thru 3/31/64 Available to meet future needs Net Adjustment required to completion	4,705. 4,150.	555.	1,781.
1410.024	Legal Services: (See Note #3 LPA Staff Salaries: Legal Stenographer, Annual Base Proposed Legal Stenographer at annual base Total Annual Base	5,850. 5,200. 11,050.		
	Apportioned 15% for 21 mos.		2,900.	
1415.01	Agency General Counsel 15% of Annual Rate of \$12,0 for 21 months. "Loan" Counsel Fees for 3 loans @ \$250. Total Balance on Hand Net	00.	3,150. <u>750.</u> 3,900. 4,756.	-0-
1415.02	Title Attorney for Acquisition of Additional Border strips in Bed of Railroad Avenue and triangular section in northeast corner of the profestimated equivalent of 6 reparcels in comparable project (Holland).	ject.		
1415.04	Title Attorney for Disposition of newly-assembled and modified parcels 2 and 3. Each estimated at equivalent 6 regular parcel closings each comparable project (R-14)	of ach	4 500	
	Net Legal Services Increase	3,000.	4,500.	7,400.
1430.	Survey & Planning Cost Cost of Coordinating Archite Per Note No. 4.	ect,		2,000.
1440.04	Title Information - Title search in recovery of claim of Gregory Park #1 Incof the unconveyed portion of land, under the old Urban Replan.	c. E		72.
1420.02	Temporary Operations (See Note #5). Interest Costs: Contract Rate of 2.76% on \$	915,000.		-0-
	for 21 mos.		44.195.	

44,195.

Computation of Budget Revision Budget #13 (continued)

1420.02 Interest Costs (cont.)

\$25.254. % 1.75

Less Unencumbered Balance at 3/31/64 Required to Completion of Project

<u>18,260.</u> 25,935.

1.40. Interest Income

Account was credited in May, 1964 with forfeited deposit of bankrupt contractor. (15,000.)

Mon-Technical Salaries, Schedule I April 1, 1964 to December 31, 1965

Position	Annual Rate	21 Month Total	1 5%
Executive Director	\$17,000.	29,750.	4,462.
Chief Fiscal Officer	10,500.	18,375.	2,756.
Operations Officer	9,500.	16,625.	2,494.
Project Coordinator	9,000.	15,750.	2,363.
Secretary to Ex. Dir.	6,650.	11,638.	1,746.
Clerk-Stenographer	4,690.	8,208.	1,231.
Clerk-Stenographer	4,340.	7,595.	1,139.
Clerk-Stenographer	3,800.	6,650.	998.
Clerk-Receptionist	3,400.	5,950.	893.
Clerk-Typist	3,400.	5,950.	893.
Bookkeeper	4,200.	7,350.	1,103.
Administrative Assistant	6,500.	11,375.	1,706.
TOTAL	\$ 82,980.	145,216.	21,784.

Gregory Street Project No. UR N.J. 2-1

Note #1 on Budget No. 13

July 28, 1964

Overruns have occurred in Account #1410.09, Retirement Costs, because several budgets have had appropriations and/or increases in Non-Technical Salaries with no commensurate increase in the Retirement Costs. Retirement cost consists mainly of statutory Social Security Charges, including state Administrative costs, and in the case of this Agency, includes the costs of a pension fund administered by the State of New Jersey.

The following budget revisions have been responsible for the imbalance of Salaries and Retirement Costs:

No.	Date of Approval	Non-Tech. Salaries	Other Salar ies	OASI	
1	October 6, 1952	\$35,700.	\$39,600.	-0-	
3	July 23, 1954	9,800.	27,996.	\$1,188.	
6	November 15, 1955	18,700.	(150.)	1,000.	
7	February 19, 1959	1,705.	575.	88.	
8	August 22, 1960	10,540.	(3,080.)	-0-	
9	December 27, 1961	-0-	1,863.	-0-	
10	August 1, 1962	21,210.	4,182.	-0-	
11	April 9, 1963	5,160.	7,800.	815.	
	TOTALS _S	102,815.	78,786.	3,091.	
	Incurred to March	31, 1964		5,642.	
	Overrun at March 3	31, 1964		\$2,551.	

Gregory Street Project No. UR N.J. 2-1

Note #2 on Budget No. 13

July 28, 1964

The net overrun in Cost Account # 1410.19 and including cost account # 1416, Administrative Services, Fees and Expenses, is the result of the increased charges to administrative overhead resulting from increased workload as evidenced by the several revisions to the budget on February 7, 1963, June 19, 1964 and the work leading up to current budget #13 and accompanying Loan and Grant Amendment.

In the period from date of application for budget #11 - February 7, 1963 - to the date of this application, the number of staff employees has increased by 6 employees and in that interim our staff had 3 additional employees who have since been terminated. The administrative overhead expenses of the Agency rose considerably as the staff expanded.

Administrative Costs have also been effected by the various overhead expenditures incurred in staff consultations and planning (including necessary supplies for maps, photostats, etc.) involved in the decisions to amend the Urban Renewal Plan and the Loan and Grant Agreement submitted herewith. A considerable amount of administrative overhead expenditures incurred to date, has thus been shown to be an overhead cost to the completion of the project, and one which would not have been incurred had an Amendment to the Loan and Grant Contract not been contemplated.

As indicated above, we can therefore show that an increase of approximately 69% in office staff and increases of over 100% in estimated time of completion have resulted in an overrun of only 4% of the total authorized administrative overhead cost.

Gregory Street Project No. UR N.J. 2-1

Note #3 on Budget No. 13

July 28, 1934

To assist in the evaluation of requirements of legal services costs to completion of the project, an analysis was made of past budget appropriations. These appropriations were then compared with charges to the several legal cost accounts to indicate balances of appropriations on hand to meet future requirements.

The following is a recapitulation of that analysis:

(a) In budget #1, approved May 6, 1952, an appropriation of \$7,900. was obtained for the proposed hiring of a Condemnation Attorney to handle litigation for an estimated 50 parcels at \$150. each, and for court costs of \$0. each for these 50 parcels.

No charges were ever made to this account. The Agency, at that time, had legal staff charged to account # 1410.024 which handled the condemnation cases involved. There were no contracts let to outside condemnation attorneys. There is no indication, at this late date, of any reason for the retention of this appropriation.

We therefore request that the total of \$7,900. remaining in account # 1415.03 be applied to account # 1410.024, Agency Legal Staff Salaries, which actually bore the cost of condemnation proceedings.

(b) Account # 1410.024, Agency Legal Staff Salaries had the following amounts authorized.

Budget No.	Date	Reason	Amount
1	5/ 6/52 5/6 /52	Staff Attorney for 2 years Litigation Attorney for suit	\$5,000.
		on constitutionality of Agency	2,500.
3	7/20/54	Legal Staff Salaries for 7 mos.	7,717.
6	11/15/55	Legal Staff Salaries for 5 mos.	2,250.
7	2/19/59	Legal Stenographer	5 75.
11	4/9/63 To	Legal Stenographer-2yrs.	1,000. \$19,122.

Against these authorizations the Agency - over the past years - has charged \$26,928. for the time spent by legal staff on this project. These charges were subject to audit, and have all been accepted as correct. When the \$7,900. in account # 1415.03 mentioned in section "a" above, is added to the authorized total of \$19,122., it will be seen that charges and authorization are in agreement.

The amount being requested for legal stenographers on the LPA Staff is therefore unaffected by the Lalance under budget line item 4.

(c) General Legal Counsel Fees, treated in cost account 1415.01, are authorized under the following budgets.

Budget No.	Date	Reason	Amount
6	11/15/55	To meet legal counsel fees beyond period of 5 mos. following budget date, when staff counsel was to be terminated.	\$ 7 50.
7	2/19/ 59	50% of Contract of General Counsel per contract approved by URA	2,000.
8	8/22/60	50% of contracts of 2 attorneys @ annual total of \$11,000 for 1-3/4 years \$9,625.	3
		Unspecified Increase of estimate 1,925.	
		Approved increase for overrun at May 17, 1960 1,950.	13,500.
10	8/1/62	General Counsel Fees requested for operations to Dec. 31, 1962.	3,390.
11	4/9/63	To cover legal costs in connection with 4 loan renewals @ \$2501,000.	
		Costs to 12/31/64 1,020.	2,020.
	Total Authoriz	ation	\$21,660.

Expenditures to March 31, 1964 against these authorizations have been \$16,904, leaving an unencumbered balance of authorizations on hand of \$4,756. We propose to use this balance to meet projected costs of \$3,900. indicated in the Computation of Budget Revision.

(d) The revised Urban Renewal Plan and Amended Loan and Grant Contract contemplated the acquisition and the exchange of parcels of land to adjust the project areas. This acquisition, complicated by problems of railroad rights-of-way, is expected to require considerable legal title work, which we estimate will cost \$1500. under Cost Account # 1415.02.

We are also providing for legal, title and closing work in connection with the disposition of the revised parcels under cost account 1415.04. The problems of disposition may be complicated by a prior bankruptcy of a builder and the consequent action of FHA to foreclose on an existing structure. Claims of the FHA, the prior and prospective builders, the Agency and the City will all require review. Legal costs are expected to come to \$1500. for each of revised parcels 2 and 3.

Gregory Street Project

Coordinating Architect

Note #4

With the significant increases in land area as number of structures being planned for this project, the architectural design problems have been multiplied. Moreover, the selection of a new Redeveloper poses the problem of coordinating development designs with the existing structures and site plans.

To meet the problems posed by these situations and to enable the Agency to exert proper control over the site plans of the new Redeveloper and his architects and sub-contractors, the Agency has obtained the services of a Coordinating Architect. The Coordinating Architect will establish and supervise proper controls over the newly planned portions of the Project.

A contract will be drawn with the Coordinating Architect on the basis of hours devoted to the Gregory Project planning and the reimbursement of out-of-pocket expenditures. At this time, it is estimated that the total cost will not exceed \$2,000.00.

Gregory Project
Temporary Operations of Acquired
Property

Note #5

A review of budget authorizations and actual expenditures over the life of the porject reveals that certain accounts under Cost Code 1448 were overrun even though total budget authorization on line 7a of Form H-6220 was not exceeded. The respective Cost Code balances should be adjusted as follows:

A/C No. Title	Authorized Balance	Spent to 3/31/64	Unencum- bered Balance	Requested Adjustments
1448.01 Rental Income	(\$57,700.)	(9,028.39)	(48,671.61)	48,671.61
1448.031 Repairs	800.	241.87	558.13	(558.13)
1448.032 Wages, Janitor Watchmen	s, 5,250.	10,605.92	(5,355.92)	5,355.92
1448.033 Fuel, Light, P	ower 350.	126.96	223.04	(223.04)
1448.034 Insurance	39,596.	5,238.07	34,357.93	(34,357.93)
1448.035 Sewer & Water	175.	823.44	(648.44)	648.44
1448.036 Real Estate Ta	xes54,000.	31,693.83	22,306.17	(22,306.17)
1448.037 Management Fee	s 3,990.	3,547.50	442.50	(442.50)
1448.04 Losses & Charge	-of <u>fs</u> -0-	3,211.80	(3,211.80)	3,211.80
	\$46,461.	46,461.00	-0-	-0-

Computation of Administrative Overhead, Schedule II April 1, 1964 to December 31, 1965

	Annual Base	21 Month <u>Total</u>	
Insurance	\$1,500.	2,625.	
Office Supplies	3,600.	6,300.	
Telephone	7,200.	12,600.	
Telegraph & Postage	720.	1,260.	
Rent	24,000.	42,000.	
Commissioners Meetings	1,200.	2,100.	
Reproduction Costs	1,200.	2,100.	
Machine Rental	800.	1,400.	
Office Cleaning Services	1,200.	2,100.	natural descriptions and the second s
	41,420.	72,485.	
15% of 21 Month Cost			\$10,873
/44 15% of Moving Cost of \$10,000	0.	-	1,500

12,379.

A-231

Legal Data

RESOLUTION OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE FILING OF AN APPLICATION FOR LOAN AND GRANT FOR PROJECT NO. UR N.J. 2-1

WHEREAS, it is necessary and in the public interest that the Jersey City Redevelopment Agency avail itself of the financial assistance provided by Title I of the Housing Act of 1949, as amended, to carry out the urban renewal project described as Gregory Urban Renewal Project and bounded generally by the westerly line of Henderson Street, the northerly line of Railroad Avenue, the easterly line of Warren Street, and the southerly line of York Steet, hereinafter referred to as the "Project"; and

WHEREAS, it is recognized that the Federal contract for such financial assistance pursuant to said Title I will impose certain obligations and responsibilities upon the Local Public Agency and will require among other things (1) the provision of local grants-in-aid; (2) a feasible method for the relocation of families displaced from the project area; and (3) other local obligations and responsibilities in connection with the undertaking and carrying out of urban renewal projects; and

WHEREAS, the Board of Commissioners of the Jersey City
Redevelopment Agency is cognizant of the conditions that are
imposed in the undertaking and carrying out of urban renewal
projects with Federal financial assistance under Title I, including those prohibiting discrimination because of race, color,
creed, or national origin with respect to housing, facilities
related to residential use, and all public facilities within
a project area; public families proposed as non-cash local grantsin-aid; and employment:

NOW, THEREFORE, BE IT RESOLVED BY THE Board of Commissioners of the Jersey City Redevelopment Agency, That an application on behalf of the Jersey City Redevelopment Agency for a loan under Section 102 (a) of said Title I and a project capital grant and a relocation grant to the full amount available for undertaking and financing the Project is hereby approved, and that the Secretary of the Jersey City Redevelopment Agency is hereby authorized and directed to execute and to file such application with the Housing and Home Finance Agency, to provide such additional information and to furnish such documents as may be required in behalf of said Agency, and to act as the authorized correspondent of the Jersey City Redevelopment Agency.

CERTIFICATE OF RECORDING OFFICER

The undersigned hereby certifies that:

- 1. He is the duly qualified and acting Secretary of the Jersey City Redevelopment Agency (hereinafter called the "Local Public Agency") and the custodian of the records of the Local Public Agency, including the minutes of the proceedings of the Board of Commissioners of the Jersey City Redevelopment Agency (hereinafter called the "Governing Body"); and is duly authorized to execute this certificate.
- 2. Attached hereto is a true and correct copy of a resolution, including the WHEREAS clauses, adopted at a meeting of the Governing Body held on the 30th day of July, 1964.
- 3. Said resolution has been duly recorded in the minutes of said meeting and is now in full force and effect.
- 4. Said meeting was duly convened and held in all respects in accordance with law and the bylaws of the Local Public Agency. To the extent required by law or said bylaws, due and proper notice of said meeting was given. A legal quorum of members of the Governing Body was present throughout said meeting, and a legally sufficient number of members of the Governing Body voted in the proper manner for the adoption of said resolution. All other requirements and proceedings under law, said bylaws, or otherwise, incident to the proper adoption of said resolution, including any publication, if required by law, have been duly fulfilled, carried out, and otherwise observed.

5. If a seal appears below, it constitutes the official seal of the Local Public Agency and was duly affixed by the undersigned at the time this certificate was signed. If no seal appears below, the Local Public Agency does not have and is not legally required to have an official seal.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand this /4m day of August , 1964.

(SEAL)

CHARLES C. NATHANSON Secretary KRIEGER, CHODASH AND POLITAN
COUNSELLORS AT LAW

SUITE 1031 921 BERGEN AVENUE JERSEY CITY, N. J. 07306

(201) OL 3-2925

HAROLD KRIEGER BENJAMIN H. CHODASH NICHOLAS H. POLITAN JOHN J. CARLIN JOHN J. CARLIN CHARLES R. BUCKLEY

OPINION OF LPA COUNSEL RESPECTING PART I OF APPLICATION

August 4, 1964

Jersey City Redevelopment Agency 611 Summit Avenue Jersey City, New Jersey

> Re: Application for Loan and Grant Gregory Project Area Project No. URNJ 2-1 Jersey City, New Jersey

Dear Sir:

I am an attorney-at-law admitted to practice in the State of New Jersey. As counsel for the Jersey City Redevelopment Agency (hereinafter called the "Local Public Agency") in the above-identified project, my opinion, including certain factual statements requested by the Housing and Home Finance Agency, is as follows:

- 1. I have reviewed the Legal Information previously submitted. I have made an examination of applicable State law and am of the opinion that since the date of the submission of said Legal Information there has not been any court decision, statutory or constitutional enactment, or any revision or amendment of any State or local law requiring any change or supplementation of the Legal Information submitted as aforesaid, and that the said Legal Information as of the date of this opinion is, to the best of my knowledge and belief, true and correct.
- 2. I have reviewed the Application for Loan and Grant dated July 28, 1964, and approved by the Local Public Agency on July 30, 1964, for Project No. URNJ 2-1, including particularly the

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Jersey City Redevelopment Agency -2-

August 4, 1964

data and information relating to (a) the size and character of the proposed project area, (b) the proposed project, (c) the activities to be undertaken by the Local Public Agency in carrying out the proposed project, and (d) the proposed method of financing the project.

- 3. To the best of my knowledge, there is no pending or threatened litigation of any kind concerning said project.
- 4. I am of the opinion that the Local Public Agency has been legally created and is a duly organized and acting public body having the legal power to undertake, carry out, and finance the project and project activities described in the application in the manner set forth therein after completion of the following actions:
- (a) Execution of the Proposed Cooperation Agreement.
- (b) Public Hearing relative to determination of blight in the area. (previously submitted).
- (c) Resolution of Planning Board of Jersey City determining area to be blighted. (previously submitted)
- (d) Resolution by the Governing Body of the City of Jersey City determining area to be blighted. (previously submitted)
- (e) Resolution by Planning Board of the City of Jersey City approving the Urban Renewal Plan dated July 28, 1964.
- (f) Resolution of the Governing Body of the City of Jersey City approving the Urban Renewal Plan.
- (g) Resolution of the Board of Adjustment approving the Zoning variance.
- (h) Resolution by the Governing Body of the City of Jersey City approving the Zoning variance.
- (i) Resolution of the Planning Board approving the vacation of certain streets.
- (j) Resolution of the Governing Body of the City of Jersey City approving the vacation of certain streets.
 - 5. I am of the further opinion, on the basis of the data

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COUNSELLORS AT LAW

SUITE 1031 921 BERGEN AVENUE JERSEY CITY, N. J. 07306

NICHOLAS H. POLITAN JOHN J. CARLIN JOSEPH G. LIEBMAN CHARLES R. BUCKLEY

HAROLD KRIEGER BENJAMIN H. CHODASH

(201) OL 3-2925

Jersey City Redevelopment Agency -3- August 4, 1964

and information submitted in support of the application:

- (a) That the proposed project area meets the requirements of State law, particularly Section 55C of Title 40 of N.J. Statutes, for undertaking the proposed project activities and carrying out the proposed project therein.
- (b) That the proposed project area is, within the meaning of Section 110(c) of Title I of the Housing Act of 1949, as amended, a deteriorating, predominantly residential area.
- (c) That the project and project activities described in the application are consistent with the Urban Renewal Plan which has been prepared for the proposed project area.

HK/vmf

KRIEGER, CHODASH AND POLITAN COUNSELLORS AT LAW SUITE 1031 921 BERGEN AVENUE HAROLD KRIEGER BENJAMIN H. CHODASH JERSEY CITY, N. J. 07306 NICHOLAS H. POLITAN JOHN J. CARLIN (201) OL 3-2925 CHARLES R. BUCKLEY OPINION OF LPA COUNSEL RESPECTING URBAN RENEWAL PLAN TO ACCOMPANY PART I OF APPLICATION August 4, 1964 Jersey City Redevelopment Agency 611 Summit Avenue Jersey City, New Jersey Re: Urban Renewal Plan for Gregory Project Area Project No. URNJ 2-1 Jersey City, New Jersey Dear Sir: I am an attorney-at-law admitted to practice in the State of New Jersey. As counsel for the Jersey City Redevelopment Agency (hereinafter called the 'Local Public Agency") in the above-identified project, my opinion, including factual statements requested by the Housing and Home Finance Agency, is as follows: 1. The Plan which was the subject of an opinion to you dated May 19, 1960, is proposed to be amended by the document entitled 'Revised Redevelopment Plan for Gregory Project Area UR N.J. 2-1," which document is more specifically identified as follows: A mimeographed document dated August 3, 1964, entitled "Revised Redevelopment Plan for Gregory Project Area, UR N.J. 2-1," consisting of 7 pages and 1 exhibit and 2 maps for the project area in the aforementioned project. 2. The Plan in form and substance is in accord with applicable law. The Plan, when duly approved by the Municipal Council of the City of Jersey City and by the Planning Board will be a valid Plan, meeting all the requirements of State and local law and Title I of the Housing Act of 1949, as amended. The Plan

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JOHN J. CARLIN
JOSEPH G. LIEBMAN
CHARLES R. BUCKLEY

Jersey City Redevelopment Agency -2-

August 4, 1964

is reasonably clear, definite, and unambiguous, and does not provide for any illegal discriminatory action or illegal preferential action or requirement.

- 3. The territorial area covered by the Plan is within the territorial jurisdiction of the Local Public Agency and conforms to all legal requirements pertaining to the eligibility of such area for the above-identified project; and such area under State and local law is legally eligible and appropriate for the redevelopment, conservation, and rehabilitation activities contemplated under the Plan.
 - 4. (a) The Plan includes all the provisions, drawings, maps, documents, and other items required to be included pursuant to State or local law and the applicable requirements of Section 110(b) of said Housing Act.
 - (b) The Plan includes appropriate provisions describing the real property which the Local Public Agency is to acquire and that which it is not to acquire, and includes appropriate provisions for the imposition of the controls and other requirements of the Plan upon all the real property in the project area described in the Plan.
 - (c) The Plan is sufficiently complete to permit a determination to be made as to whether it conforms to the general plan of the community as a whole and to indicate its relationship to definite local objectives respecting appropriate land uses, improved traffic, improved public transportation, improved public utilities, and improved recreational and community facilities in Jersey City.
 - (d) The provisions in the Plan respecting land uses,

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Jersey City Redevelopment Agency -3- August 4, 1964

building requirements and densities, land coverage, and other features in the Plan are in accord with State and local law and the requirements of Section 110(b) of said Housing Act.

- The provisions in the Plan for the vacation and dedication of streets, parkways, and other public ways and for changes in zoning or building codes and regulations are in accord with State and local law, and the controls in the Plan respecting the future use of the project area described therein are reasonably clear and legally effective.
- The provisions in the Plan respecting the period of duration of the Plan and the future changes in the Plan are legally adequate.
- 5. To my knowledge there is no pending or threatened litigation of any kind concerning the Plan.
- 6. Each person who has acquired from the Local Public Agency any interest in project real property described in the Plan, whether by contract, lease, or deed, its legal representative, or successor in interest, has duly consented to said amendatory document by appropriate written instrument filed with the Local Public Agency.

HK/vmf

GREGORY URBAN RENEWAL PROJECT

UR N.J. 2-1

Text of the Notice of the Public Hearing as had appeared in the Jersey Journal dated August 8, 13, 1964.

thinks in accordance with law as thinks in accordance with law as the project and completion of said project. The boundaries of the 'Gregory Urban Renewal Project Area in which the proposed project is to be undertaken are as follows: Walren Street, York Street, Henderson Street and the new Right-of-Way of Railroad Avenue, as laid out on the official map of Railroad Avenue as relocated and extended, date November 19, 1963, Jersey City, New Jersey.

A map of said area showing the boundaries of the area to be investigated and the location three the said of the said and the location three the said of the said and the location three the said of the said and the location three the said of the said of the said three thre

COOPERATION AGREEMENT

GREGORY PROJECT

THIS COOPERATION AGREEMENT entered into as of the 15th day of September 1964, by and between the CITY OF JERSEY CITY, hereinafter designated and referred to as the "City" and the JERSEY CITY REDEVELOPMENT AGENCY, hereinafter designated and referred to as the "Agency".

WITNESSETH THAT:

WHEREAS, under the provisions of Title I of the Housing
Act of 1949, as amended, the Housing and Home Finance Administrator
is authorized to provide financial assistance to Local Public
Agencies for undertaking and carrying out urban renewal projects;
and

WHEREAS, it is provided in such Act that contracts for financial aid thereunder require that the Urban Renewal Plan for the respective project area be approved by the governing body of the locality in which the project is situated and that such approval include findings by the governing body that: (1) the financial aid to be provided in the contract is necessary to enable the project to be undertaken in accordance with the Urban Renewal Plan; (2) the Urban Renewal Plan will afford the maximum opportunity, consistent with the sound needs of the locality as a whole, for the rehabilitation or redevelopment of the urban renewal area by private enterprise; and (3) the Urban Renewal Plan conforms to a general plan for the development of the locality as a whole; and

WHEREAS, pursuant to the Redevelopment Agencies Law as Amended and Supplemented of the State of New Jersey Sections 40:55C-1 et seq. The municipality of the City of Jersey City is authorized to enter into agreements with and make contribution to the Redevelopment Agency; and

WHEREAS, the Jersey City Redevelopment Agency, with the cooperation of the City of Jersey City has undertaken and propose to continue to undertake, develop and carry out an Urban Renewal Project known as the Gregory Urban Renewal Project, UR N.J. 2-1, the redevelopment area whereof is described as follows and herein after designated as 'the "Project".

BEGINNING at the intersection of the westerly line of Henderson Street and the northerly line of Railroad Avenue as laid out on the Official Map of Railroad Avenue as Relocated and Extended in Jersey City, New Jersey, dated November 19, 1963; thence east along the northerly line of said Railroad Avenue to the intersection with the easterly line of Warren Street; thence south along the easterly line of Warren Street to the intersectio with the southerly line of York Street; thence west along the southerly line of York Street to the intersection with the westerly line of Henderson Street; thence north and northeast along the westerly line of Henderson Street to the intersection with the northerly line of said Railroad Avenue which is the point and place of BEGINNING, excluding therefrom Lot J2, Block 137, a/k/a, the H & M Ventilating Shaft.

WHEREAS, on January 11, 1952 the Jersey City Planning
Board after Public Hearing recommended the Gregory Urban Renewal
Project Area be declared "blighted" in accordance with the
requirements of appropriate Federal and State statutes; and

WHEREAS, on January 15, 1952 the Board of Commissioners of the City of Jersey City, by resolution, unanimously proved, found and determined that the Gregory Urban Renewal Project is a blighted area and qualifies as an eligible project under Chapter 187 of the laws of 1949 as amended; and

WHEREAS, on June 16, 1959 the Board of Commissioners of the City of Jersey City did approve and adopt an ordinance which approved a Revised Redevelopment Plan for the Gregory Urban Renewal Project as proposed by the Jersey City Redevelopment Agency; and

WHEREAS, on July 28, 1964 the Jersey City Planning
Board approved and recommended to the Municipal Council the
Revised Redevelopment Plan for the Gregory Urban Renewal Project
Area as prepared and presented by the Jersey City Redevelopment
Agency; and

WHEREAS, on September 15, 1964, after Public Hearing as required by law the Municipal Council of the City of Jersey City did adopt and ordinance which approved the Revised Redevelopment Plan for the Gregory Urban Renewal Project as proposed by the Jersey City Redevelopment Agency; and

WHEREAS, the City intends to provide financial aid and cooperate with the Agency by making local grants-in-aid required under said Title I of the Housing Act of 1949, as amended; and

WHEREAS, the Agency has made application to the Housing and Home Finance Administrator for loan and capital grant funds for the said Project; and pursuant to such application, the Agency proposes to enter into a Loan and Grant Contract with the Housing and Home Finance Administrator for Federal financial assistance under Title I of the Housing Act of 1949, as amended, for the purpose of carrying out the said Project; and

WHEREAS, as a prerequisite to said Loan and Grant Contract, the Housing and Home Finance Administrator requires assurance of cooperation on the part of the City that local grants-in-aid will be provided equal to one-third of the net cost of the Project; and

WHEREAS, the City will be required to furnish grantsin-aid as hereinafter estimated; and

WHEREAS, the Jersey City Redevelopment Agency has requested the City of Jersey City to enter into a cooperation agreement for the purpose of carrying out said Gregory Urban Renewal Project, UR N.J. 2-1.

NOW, THEREFORE, in consideration of the benefits to accrue to the City of Jersey City and its citizens from the said Project and of the mutual covenants hereinafter set forth, the City of Jersey City and the Jersey City Redevelopment Agency hereby agree as follows:

- I. As hereinafter provided, the City of Jersey City will convey all of its land and property within the confines of the original Project Area to the Agency and shall be credited for a sum mutually agreeable to the City and the Agency as a none cash Grant-in-Aid, which sum is presently estimated to be \$150,000.
 - that portion of land lying between old south Railroad Avenue as previously laid out, and new Railroad Avenue as laid out on the Official Map of Railroad Avenue dated November 19, 1963, area is to be added to the Project Area under the boundary expansion approved September 15, 1964 and which value presently estimated to be about \$16,000.

 This shall be credited to the City as a non-cash Grant-in-Aid.
- II. The City will pay to the Agency in cash, the difference between the sum of the portions of the improvements and facilities which are being credited to the City's account herein and the total obligation of one-third of the Net Project Cost, which payment is now estimated to be \$20,465. Payment is to be made within ninety (90) days after the signing of an Amended Loan and Grant Contract by the Agency.
- III. The City will construct, or cause to be constructed, in accordance with a schedule mutually agreeable to the City and the Agency, such improvements

consisting of sewer systems, water systems, and street widenings in the Project Area as required by the Redevelopment Plan and shall be credited with a portion of the actual cost of constructing such improvements, which portion is presently estimated to amount to \$420,200.

- (a) The City will construct, or cause to be constructed, in accordance with a schedule mutually agreeable to the City and the Agency, supporting facilities of a high school currently designated Ferris High School, and shall be credited with a portion of the actual cost of constructing such high school, which portion is currently estimated to amount to \$870,249.
- (b) The City agrees that the portion of credit as grants-in-aid for such improvements and facilities shall be that portion which the Agency, with the approval of Housing and Home Finance Administrator, shall determine as eligible under the provisions of Title I of the Housing Act of 1949, as amended.
- IV. The City agrees to initiate, commence and place under construction all the work and improvements undertaken by it in the within Agreement at such

times as shall be coincident with the construction and progress of the entire Project. The City agrees that all improvements and facilities placed under construction and work commenced and initiated for the Project shall be completed within a reasonable time after the commencement thereof. The City shall perform any and all other matters required of it under this Agreement at such times as the need for same shall arise, upon request from the Jersey City Redevelopment Agency.

- V. The City, in accordance with said Redevelopment
 Plan, at no cost or expense to the Agency, will
 upon petition by the Agency, vacate streets and
 other public ways as designated in said Plan.
 The City shall take other such lawful actions as
 may be deemed by the City and the Agency to be
 necessary or desirable in connection with the
 undertaking of the Project.
- VI. Contributions toward the requirements of non-cash grants-in-aid for this Project which exceed the obligation of the City hereunder, will be credited toward the reduction of the estimated cash contribution of the City with respect to this Project.
- VII. Any sums payable hereunder by either party to the other shall not bear any interest.
- VIII. This agreement may be amended from time to time by mutual agreement of the parties hereto, subject to the approval of Housing and Home Finance Agency.

- IX. It is understood and agreed that the obligation hereunder, is to make cash or non-cash grants-inaid in a total amount equal to one-third of the total actual net cost of the Project, and that amounts payable by the City to the Agency as hereinabove set forth are based on estimates, and that if the total actual net cost of the Project (as determined by the Agency, in accordance with its contract with the Federal Government), is greater or less than the total estimated net cost of the Project the amount of the contributions to be made by the City to the Agency shall be proportionately adjusted, and in no case shall the City's share be less than one-third of the actual net project cost.
- X. It is understood and agreed that the City will pay
 those costs incurred by the Agency during the
 conduct of this Project which though related and
 necessary to the conduct of the project are
 determined after audit of the records of the Agency
 by the Urban Renewal Administration to be ineligible
 expenditures under the strict conditions and standards
 of the Housing and Home Finance Agency Title I
 program but which are proper costs to be borne
 by the City of Jersey City.

IN WITNESS WHEREOF, the City of Jersey City and the Jersey City Redevelopment Agency have caused this Cooperation Agreement to be duly signed and executed as of the day and year first above written.

CITY OF JERSEY CITY

ATTEST.

(SEAL)

JERSEY CITY REDEVELOPMENT AGENCY

Chairman

ATTEST:

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Month for the Shill show of all the state of the state of

(SEAL)

RESOLUTION OF THE MUNICIPAL COUNCIONS THE CITY OF JERSEY CITY AUTHORIZING MAYOR THOMAS J. WHELAN TO EXECUTE A COOPERATION AGREEMENT FOR THE GREGORY URBAN RENEWAL PROJECT.

WHEREAS, under the provisions of Title I of the Housing Act of 1949, as amended, the Housing and Home Finance Administrator is authorized to provide financial assistance to Local Public Agencies for undertaking and carrying out urban renewal projects; and

aid thereunder require that the Urban Renewal Plan for the recommendation of the project area be approved by the governing body of the locality in which the project is situated and that such approval include findings by the governing body that: (1) the financial aid to be provided in the contract is necessary to enable the project to be undertaken in accordance with the Urban Renewal Plan; (2) the Urban Renewal Plan will afford the maximum opportunity, consistent with the sound needs of the locality as a whole, for the rehabilitation or redevelopment of the urban renewal area by private enterprise; and (3) the Urban Renewal Plan conforms to a general plan for the development of the locality as a whole; and

WHEREAS, the Jersey City Redevelopment Agency, with the cooperation of the City of Jersey City proposes to undertake, develop and carry out an Urban Renewal Project known as the Gregory Urban Renewal Project, UR N.J. 2-1, the redevelopment area whereof is described as follows and hereinafter designated as the "Project".

BEGINNING at the intersection of the westerly line of Henderson Street and the northerly line of Railroad Avenue; thence east along the northerly line of Railroad Avenue to the intersection with the easterly line of Warren

Street; thence south along the easterly line of Warren Street to the intersection with the southerly line of York Street; thence West along the southerly line of York Street to the intersection with the westerly line of Henderson Street; thence north and northeast along the westerly line of Henderson Street to the point and place of BEGINNING, excluding therefrom Lot J2, Block 137, a/k/a/ the H & M Ventilating Shaft.

WHEREAS, on January II, 1952 the Jersey City Planning Board

WHEREAS, on January II, 1952 the Jersey City Planning Board declared the Gregory Urban Renewal Project Area as "blighted" in accordance with the requirements of appropriate accordance with the requirements of appropriate accordance with the requirements of appropriate accordance.

WHEREAS, on January 15, 1952 the Board of Commissioners of the City of Jersey City, by resolution, unanimously proved, found and determined that the Gregory Urban Renewal Project is a blighted area and qualifies as an eligible project under Chapter 187 of the laws of 1949 as amended; and

WHEREAS, on January 17, 1952 the Jersey City Planning Board approved the Redevelopment Plan for the Gregory Urban Renewal Project Area as prepared and presented by the Jersey City Redevelopment Agency; and

WHEREAS, on May 6, 1952 the Board of Commissioners of Jersey City did approve and adopt Ordinance #K 1369 which approved the Urban Renewal Plan for the Gregory Urban Renewal Project as proposed by the Jersey City Redevelopment Agency; and

WHEREAS, Federal financial assistance will be provided under and by virtue of the provisions of Title I of the Housing Act of 1949, as amended; and

WHEREAS, the City will also provide financial aid and cooperate with the Agency by making local grants-in-aid required under said Title I of the

Housing Act of 1949, as amended; and

WHEREAS, the Agency has made application to the Housing and Home Finance Administrator for loan and capital grant funds for the said Project; and pursuant to such application, the Agency proposes to enter into a Loan and Grant Contract with the Housing and Home Finance Administrator for Federal financial assistance under Title I of the Housing Act of 1949, as amended, for the purpose of carrying out the said Project; and

WHEREAS, as a prerequisite to said Loan and Grant Contract, the
Housing and Home Finance Administrator requires assurance of cooperation
on the part of the City that local grants-in-aid will be provided equal to
one-third of the net cost of the Project; and

WHEREAS, the City will be required to furnish grants-in-aid as hereinafter estimated; and that such cash grants-in-aid are estimated at \$20,465.; and

WHEREAS, the Jersey City Redevelopment Agency has requested the City of Jersey City to enter into a Cooperation Agreement for the purpose of carrying out said Gregory Urban Renewal Project UR N.J. 2-1.

NOW, THEREFORE, BE IT RESOLVED that Mayor Thomas J. Whelan is authorized and directed to enter into a Cooperation Agreement on behalf of the City of Jersey City with the Redevelopment Agency of the City of Jersey City providing for the additional local one-third of the City's share of the cost of Gregory Urban Renewal Project (UR N.J. 2-1) in accordance with the amended Loan and Grant Contract with the Urban Renewal Administration of the Housing and Home Finance Agency.

LEGAL NOTICES

PUBLIC NOTICE CITY ORDINANCE NO.

AN ORDINANCE BY THE LOCAL GOVERNING BODY APPROVING THE REDEVELOP-MENT PLAN, IDENTIFIED AS "THE GREGORY URBAN RENEWAL PROJECT.

WHEREAS, under the provisions of Title I of the Housing Act of 1949, the Housing and Home Finance Administrator is authorized to provide financial assistance to local public agencies for undertaking and carrying out slum clearance and urban redevelopment projects; and

WHEREAS, it is provided in such Act that contracts for financial aid thereunder shall require that the redevelopment plan for the respective project area be approved by the governing body of the locality in which the project is situated and that such approval include findings by the governing body that (1) the financial aid to be provided in the contract is necessary to enable the land within the project area to be redeveloped in accordance with the redevelopment plan; (2) the redevelopment plans for the redevelopment areas in the locality will afford maximum opportunity, consistent with the sound needs of the locality as a whole, for the redevelopment plan conforms to a general plan for the development of the locality as a whole; and

WHEREAS, the Jersey City Redevelopment Agency (herein called the "Local Public Agency") has applied for financial assistance under such Act and has entered into contracts for financial assistance under such Act with the United States of America, acting by and through the Housing and Home Finance

Administrator, pursuant to which Federal funds are provided for the slum clearance and urban redevelopment project (horein called the "Project") identified as "The Gregory Urban Runewal Project" and encompassing the area bounded on the north by Railroad Avenue, on the east by Warren Street, on the south by York Street and on the west by Henderson Street, in the City of Jersey City, State of New Jersey, (herein called the "locality"); and

WHEREAS, the Local Public Agency proposes to apply for additional financial assistance under such Act and to enter into an additional contract or contracts with the Housing and Home Finance Administrator making available additional financial assistance for the Project; and

WHEREAS, there has been prepared and referred to the Municipal Council of the City of Jersey City (herein called the "Governing Body") for review and approval a revised redevelopment plan for the Project Area, identified as "Revised Redevelopment Plan for Gregory Project Area" dated **Cuauxt 3.**

1964 including the following maps: #1. Project Boundary Map; #2. Project Area Plan; #7. Street Layout Plan; #8. Land Disposition Map; and

WHEREAS, a general plan has been prepared and is recognized and used as a guide for the general development of the locality as a whole; and

WHEREAS, the Planning Board of the City of Jersey City, which is the duly designated and acting official planning body for the Locality, has submitted to the Governing Body its report

and recommendations respecting the redevelopment plan for the Project Area and has certified that said redevelopment plan conforms to the said general plan for the Locality as a whole, and provides an outline for the replanning, development or redevelopment of the Project Area sufficient to indicate its relationship to definite local objectives as to appropriate land uses, density of population and improved traffic, public transportation, public utilities, recreational and community facilities and other public improvements; proposed land uses and building requirements in the Project Area; provisions for the temporary and permanent relocation of persons living in the Project Area by arranging for decent, safe, and sanitary dwelling units at rents within the means of persons displaced from the Project Area; and the Governing Body has duly considered said report, recommendation and certification of the planning body; and

WHEREAS, said redevelopment plan for the Project Area prescribes certain land uses for the Project Area and will require, among other things, changes in zoning, the vacation and removal of streets, alleys and other public ways, the establishment of new street patterns, the location and relocation of sewer and water mains and other public facilities, and other public action; and

WHEREAS, it is necessary that the Governing Body take appropriate official action respecting the redevelopment plan for the Project, in conformity with the contract or contracts for financial assistance between the Local Public Agency and the Housing and Home Finance Administrator:

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City, as follows:

1. That the revised redevelopment plan for the Project aforementioned, having been duly reviewed and considered, is hereby approved; 2. That it is hereby found and determined pursuant to provisions of Chapter 506 of the Laws of 1949 as amended and supplemented and the statutes in such case made and provided that such redevelopment plan for the Project Area conforms to said general plan of the locality and provides an outline for the replanning redevelopment or development of the Project Area sufficient to indicate its relationship to definite local objectives as to appropriate land uses, density of population and improved traffic, public transportation, public utilities, recreational and community facilities, and other public improvements; proposed land uses and building requirements in the Project Area; provisions for the temporary and permanent relocation of persons living in the Project Area by arranging for decent, safe and sanitary dwelling units at rents within the means of persons displaced from the Project Area; That it is hereby found and determined that the financial aid provided and to be provided pursuant to said contracts for financial assistance pertaining to the Project is necessary to enable the land in the Project Area to be redeveloped in accordance with the redevelopment plan for the Project Area: That it is hereby found and determined that the above-mentioned redevelopment plans for the redevelopment areas in the locality will afford maximum opportunity consistent with the sound needs of the Locality as a whole, for the redevelopment of such areas by private enterprise; That in order to implement and facilitate the effectuation of the redevelopment plan hereby approved it is found

and determined that certain official action must be taken by this body with reference, among others to changes in zoning, the vacation and removal of streets, alleys and other public ways, the establishment of new street patterns, the location and relocation of sewer and water mains and other public facilities and, accordingly, this body hereby: (a) pledges its cooperation in helping to carry out such redevelopment plan; (b) requests the various officials, departments, boards and agencies of the Locality having administrative responsibilities in the premises likewise to cooperate to such and to exercise their respective functions and powers in a manner consistent with said redevelopment plan; and (c) stands ready to consider and take appropriate action upon proposals and measures designed to effectuate said redevelopment plan; and

- 6. That additional financial assistance under the provisions of Title I of the Housing Act of 1949 is necessary to enable the land in the Project Area to be redeveloped in accordance with the redevelopment plan for the Project Area and, accordingly, the filing by the Local Public Agency of an application or applications for such financial assistance under Title I of the Housing Act of 1949 is hereby approved.
- 7. That the City Clerk of the City of Jersey City be, and he is hereby authorized, empowered and directed, to execute an independent certificate attesting to the matters above set forth.

EXHIBITS

Gregory Project UR N.J. 2-1
Jersey City Redevelopment Agency
August 1964

EXHIBIT A

DOCUMENTATION IN SUPPORT OF CREDIT CLAIMED AS NON - CASH LOCAL GRANTS-IN-AID

Contents:

- i Summary Sheet
- 1. Ferris High School
- 2. Sewer Improvements
 - a) York Street Sewer
- 3. Street Improvements
 - a) Henderson Street
 - b) Warren Street
 - c) York Street
 - d) Montgomery Street
 - e) Railroad Avenue
 - f) Traffic and Fire Signals
 - g) Tree Planting
- 4. Water Improvements
 - a) Wayne Street Main
 - b) Hydrant Removal and Relocation
- 5. Additional Sewer Improvements
 - a) Wayne Street Sewer Adjustment

EXHIBIT A

DOCUMENTATION IN SUPPORT OF CREDIT CLAIMED AS NON-CASH LOCAL GRANTS-IN-AID

(i) SUMMARY SHEET

	IMPROVEMENT	TOTAL AMOUNT	% CLAIMED	AMOUNT CLAIMED
1.	Ferris High School	\$6,694,225.	13%	\$ 870,249.
2.	Water Improvements			
	a) Wayne Street Main b) Hydrant Removal & Relocation	47,391. 3,500.	100 100	47,391. 3,500.
3.	Sewer Improvements			
	a) York Street Sewer, prorated b) Wayne Street Sewer Adjustment	200,000. 9,384.	100 100	200,000. 9,384.
l> .	Street Improvements			
	a) Henderson Street b) Warren Street c) York Street d) Montgomery Street e) Railroad Avenue f) Traffic & Fire Signals g) Tree Planting	32,000. 32,000. 29,750. 55,000. 103,500. 5,000. 1,300.	50 50 50 100 50 100 100	16,000. 16,000 14,875. 55,000. 51,750. 5,000. 1,300.
	Totals	\$7,213,050.		\$1,290,449.

EXHIBIT A: DOCUMENTATION IN SUPPORT OF CREDIT CLAIMED AS NON-CASH LOCAL GRANTS-IN-AID

1. Ferris High School

Contents:

- A. Narrative Statement.
- B. School Costs.
 - 1. Descriptive Data.
 - 2. Computation of Applicable Costs.
 - 3. Newspaper Item Indicating Work in Progress.
- C. Percentage of Credit Claimed.
 - 1. School District
 - 2. School Capacity
 - 3. Expected Enrollment
 - 4. School Aged Children Breakdown per Apartment
 - 5. Apartment Distribution Gregory Project.
 - 6. Total Number School Aged Children Expected.
 - 7. Number of Total High School Children Expected.
 - 8. Number of Public High School Children Expected.
 - Percentage of High School Children to be Enrolled in Ferris High School from the Gregory Project.
- D. Letter from Board of Education Attesting to Figures.

A. NARRATIVE STATEMENT

PERCENT CREDIT

The Federal Government in its Title I program allows a city to use municipal improvements for credit as part of its one-third share of the cost of an urban renewal project. When a city builds an improvement which is of direct use to the project, the cost of that improvement is credited as a book-keeping entry to the city's share.

However, when the improvement benefits the project area partially and the remainder of the community partially, the particular share attributable to this project must be calculated.

If, for instance as in the case of Ferris High School a certain percent of the school's students will come from the Gregory Project, then only that percent of the eligible cost of the project is creditable. In this section, the percentage of students from the Gregory Project will be calculated.

INFORMATION SOURCE

The informational material on the planning data for the Ferris High school and the cost data (including the movable fixtures not to be claimed) come from a Board of Education brochure. Pages 30 and 31 of that brochure have been excerpted

and added unchanged to this report. These figures represent the latest cost estimates of the school.

The determination of the factor of number of school age children to be found in one-and two-bedroom apartments was taken from a previously approved study done by the Agency. This study with attached letter and the letter of approval by the Housing and Home Finance Agency is included in the text.

Population data for Jersey City and the surrounding Metropolitan Region are from the U.S. Census Reports and are so indicated in the text.

Projections as to family types for the Gregory Project were carefully made using the best information available at this time to the Agency. Since no exact comparable areas exist, various considerations deemed reasonable were utilized to arrive at a balance figure.

A newspaper clipping indicating that the Ferris High School project is in execution stage is added to this report.

BOARD OF EDUCATION LETTER

A letter from the Jersey City Board of Education is appended attesting to the various items contained in the text.

ONDER OF PRESENTATION

An effort was made in assembling this document to lince the items in such order as to present the information in proper sequence. As a rule, each subsection presents information needed for the next and so on. Reading the text in the order presented will provide the most comprehensive picture.

A. DESCRIPTIVE DATA AND PRELIMINARY BUDGET COSTS

DESCRIPTIVE DATA

FOR

PROPOSED NEW FERRIS HIGH SCHOOL

ELEMENTS:

- 32 Regular recitation classrooms approximately 750 square feet per room
- 3 Large recitation classrooms approximately 1200 square feet per room
- 26 Special classrooms varies from 900 square feet per room to 1350 square feet per room
 - 5 Industrial Arts shops
- 1 Instrumental Music Suite
- 1 Library
- 1 Cafeteria
- 1 Auditorium capacity 1600
- 1 Gymnasium with related facilities
- 1 Swimming Pool with related facilities

PLANNING:

The school is planned on the basis of functional requirements as established by the Superintendent of Schools based on needs of the Jersey City School System.

Construction is based on an economical type of fireproof framing. Materials selected would be of good quality requiring minimum maintenance.

SITE:

Bounded by Montgomery Street, Merseles Street, Railroad Avenue, Colgate Street and Mercer Street

Area = 248,214 sq. ft.

5.7 acres Acres =

AREA OF BUILDING:

40,700 sq. ft. Basement 112,950 sq. ft. First Floor -Second Floor -32,200 sq. ft. Third Floor -32,200 sq. ft.

208,000 sq. ft. Total

B. School Costs.

2. COMPUTATION OF APPLICABLE COSTS.

- (a) Elements Claimed as Eligible Items: (Refer to Descriptive Data.)
 - 32 Regular recitation classrooms
 - 3 Large recitation classrooms
 - 26 Special classrooms
 - 5 Industrial Arts shops
 - 1 Instrumental Music Suite
 - 1 Library
 - 1 Cafeteria
 - 1 Auditorium
 - 1 Gymnasium with related facilities
 - 1 Swimming Pool with related facilities

There will be no elements in Ferris High School which are to be used for Board of Education general uses, or City general uses, or community general uses, except insofar as are normally utilized after hours or for any other non-Ferris High School uses.

(b) Elements not Claimed as Eligible Items: Furniture and equipment (to be deducted from school cost total)
(see following 2 sheets)

A LISTING OF FIXED AND MOVABLE FURNITURE & EQUIPMENT WHICH IS NOT TO BE CLAIMED AS PART OF SCHOOL COSTS

SECTION NUMBER 1 PART 2
Benches
Bulletin Boards
Lockers
Vinyl Wall Covering

SECTION NUMBER 5 PART 2
Machine Tools and Accessories

SECTION NUMBER 7
Backstops
Traveling Rings, Ropes, Horizontal
Bars, Stall Bars and Mat Hooks
Telescopic Gymnasium Seats

SECTION NUMBER 8

SECTION NUMBER 9 PART 2
Curtains for Auditorium Stage
Curtains for Auditorium, Teachers'
Rooms, Band and Choral Rooms,
Principal's Office

SECTION NUMBER 10
Landscaping and Site Work
Perimeter Wire Mesh Fencing
and Concrete Curbing

SECTION NUMBER 2a Audio Visual Aids Equipment Bookcases Book Display Rack Chairs and matching Desks-Special II Chair Truck-Auditorium Stage Storage Room Al5 Chalkboards, Floor Stand Type Miscellaneous Classroom Equipment Costumers Couches Flags Hot Plates Lamps - Office and Teachers' Rooms Lectern for Auditorium Stage Padlocks for Lockers Magazine Racks Sorting Files-General Office Room 118 Medical Examination Room Equipment Musical Equipment
Business Machines for Office use
Miscellaneous Office Equipment
Pianos
Science Equipment
Folding Screens for Teachers'
Rooms and Home Economics
Room Dressing Rooms
Furniture-Service Carts
Steel Shelving-Adjustable
Stools-Industrial Arts Shop
Tables
Tables, rectangular
Maps, Globes and Charts

SECTION NUMBER 3a Small Tools - Custodian's Office, Room No. 019 Janitorial Equipment

SECTION NUMBER 4a

SECTION NUMBER 5a
Small Tools-Industrial Arts Shop
Machine Tools and AccessoriesIndustrial Arts Shop
Print Shop-Furniture and Equipment
Shop Furniture - Industrial Arts
Shop
Looms

SECTION NUMBER 6a
Kitchen Equipment-Home Economics
Kitchen Equipment-Teachers'
Room
Home Economics Furniture

SECTION NUMBER 7a
Physical Education Equipment Movable
Swimming Pool Equipment
Movable

(c) Costs Claimed as Eligible Costs:

(Refer to following sheet)

NOTE: Item lc includes furniture and equipment costs which are ineligible. The examples given on the previous two sheets gives a partial listing of ineligible movable items. The full figure will be \$305,200. as seen on the following sheet as item lc. As previously stated, this will be deducted from the total

PRELIMINARY BUDGET COSTS

FOR

PROPOSED FERRIS HIGH SCHOOL

1. COST OF SCHOOL BUILDING

	c. d.	Building construction includes built-in equipment Fixed equipment Movable furniture and furnishings Site work - Landscaping Outside utilities	\$4,360,000.00 260,000.00 305,200.00 70,000.00 50,000.00	\$5,045,200,00
2,	ACQ	UISITION AND PREPARATION OF SITE		
	a,	Land cost Demolition	1,123,020.00	\$1,238,020.00
3.	MIS	CLLLANEOUS CONSTRUCTION ITEMS		
	a. b. c. d.	Survey and Borings Testing Laboratory Report Piles Contingencies @ 5% on items la, ld, le, 2b and 3a Architects - Engineers fees @ 6% on items la, lb, ld, le, 2b, 3a and 3c	15,000.00 4,000.00 170,000.00 224,775.00 302,430.00	\$ 716,205.00

Grand Total

\$6,999,425.00

NOTE

The preliminary budget costs are based on normal foundations.

The construction cost of the building is based on the total area of the building multiplied by \$20.00 per square foot.

(d) Final Computation of Applicable Costs.

Cost of School Building	\$5,045,200.
Acquisition and Preparation of Site	1,238,020.
Miscellaneous Construction Items	716,205.
(Minus) Fixtures and Equipment	(305,200)
TOTAL	\$6,694,225.

NEW HIGH SCHOOL SITE—Giant scoop razes old School. This is part of four-block area now being

In City Ham!

buildings on Montgomery Street, Jersey City, east of cleared for school board's latest building program

New Jersey Turnpike, on site of new Ferris High which also includes new School 9. (Jersey Pictures)

Jail N In Ass Of Ju

A 29-year-old was sentenced jail by Chief A H. Wall yesterd a female juven:

Harold Jones Ave. was arres on charges of a: and being a d He was arrest plaint of a me year-old girl wl assaulted her Atlantic St.,

Police S Started

Damage to three-story but son Ave., Je a fire broke yesterday is mined. Police to the building

was started by with matches Mills. The buil Anna Nichols, address, actord

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C. Percentage of Credit Claimed.

1 School District.

The school district for Ferris High School is as shown on the accompanying map. This map shows the Gregory Project to be within the district of Ferris High School.

2 School Enrollment

The expected enrollment of the High School will be approximately 1500 students. This figure is derived from Board of Education projections and may be also roughly calculated from aboved mentioned data as follows:

60 classrooms @ 25 per room = 1500.

3 Expected Enrollment.

The expected enrollment of the School upon opening may be somewhat less than that shown above. For the purposes of this analysis we will use the figure of 1500. Using this figure we will arrive at a conservative estimate for credit claimed.

4 School Aged Children - Breakdown per Apartment.

In order to determine the total number of school aged children due from the Gregory Project comparable figures based on studies from other similar areas were used.

the following letter and attachment from the Jersey City

Redevelopment Agency and answering letter from the

Housing and Home Finance Agency serve as the lasis for determining the number of school children per apartment.

These figures are s muarized as follows:

- 0.00 child arom 0 bedroom apartments.
- 0.2 shill nor I bedaoom aba tamen s.
- 1.80 childhen from 2 bedroom apartments.

FURTHER DOCUMENTATION

Lation from data on population, school enticliment and economic projections so they would apply to an order weneval area in particular instead of areas of general housing. In line with this objective data from other cities was obtained and has been indicated in the following communications. However, in order to give a more detailed picture, the following data is included. It will be borne in mind that these figures will serve as a basis-point for the extrapolation reflerred to above. All of the information below was obtained from the 1000 U.S. Census Report 2HC (1)-67.

A. Number of Children in Jersey City

Male 46,077 Female 45,672 Total 91,755

B. Apartment Breakdown in Jersey City

No. Rms	No. Bedrms*	No. Apas	Total No. Bedrus
1 2	Ü	0 / 33 5 73 9	es
3	1	15,500	15,580
4 5	2	52,231	104,462
6	3	11,474	34,422
7	4	3,338	13,352
<u></u>	5	2,540	12,700
Total			180,516

* The room count, as given in the Census calls for:

"... The number of rooms in the count of whole rooms used for living purposes, such as living rooms, dining rooms, bedrooms, kitchens, finished attic or basement rooms, recreation rooms, lodgers rooms and rooms used for offices by a person living in the unit..."

We have assigned the 1 and 2-100m apartments zero bedrooms; the 3-room apartments one bedroom; the 6, 7 and 1-room apartments which are likely to have a dining room or one of the other non-sleeping rooms listed in the definition, three, four and five bedrooms respectively. Since the 4 and 2-room apartments may or may not have dining rooms, they were combined producing an average of two bedrooms. It would be more accurate to consider these apartments as having two and one-half bedrooms, as will be explained below.

C. Number of Children per Bedroom

The number of children per bedroom in Jersey City is:

$$\frac{91,755}{180,316} = 0.509$$

D. Number of Children in Two-Bedroom Apartments

The room count of the census uses integral steps in defining apartment size. Figures on the number of one, awo, thece... etc. room apartments are provided. No attempt is made to manifonalize

into half room counts the different types of rooms such as aiming mooms, utility rooms and the like. On the other hand, mention is made in the text of the census report of their existence.

It would therefore, seem valid to employ an intermediate figure for the "4" and "5-room" apartments. Considering that some of the "4" and "5-room" apartments have dining and utility rooms, a figure of two and one-half will be used as the number of bedrooms in a "two-bedroom apartment."

Employing this definition, we can then come up with a lignure for the number children to be expected in a "two-bedroom" apartment:

(2-1/2 Bedrooms per "two-bedroom Apt.")

X (0.509 children per bedroom)

= 1.27 children per "two-bedroom Apt."

E. Extrapolation to the Urban Renewal Situation

Considering the nature of the project, it is to be expected that the number of children to be found in 'wwo-bedroom' apartments in the Gregory Buildings will be higher than in Jersey City as a whole. This is true for the following reasons:

- (1) Due to the higher rentals, it is normal for families to seek apartments which do not have the sprawling expense of rooms usual to older and less expensively priced dwellings.
- (2) In addition, modern construction methods render newer apartments move compact with space utilization ratios much higher than in the older structures.

(3) Finally, due to the excellence of facilities within the project buildings and grounds, families will find it expedient to save on space for sleeping within the dwelling while utilitizing space outside the dwelling for the varied recreational needs of children.

Due to these factors, a higher figure would then be used for the ratio of children in two bedroom apartments. This extrapolation yields a figure of:

1.80 children per two bedroom apartments

Furthermore, while the forejoin, analysis deals exclusively with two-bedroom apartments, figures for the number of children in one bed room apartments would have to be ad usted also.

It can be seen that this ratio should be raised from 0.25 which was used in the calculations to 0.309. Since there are many more one-bedroom apartments in the Gregory Project than two-bedrooms this would have an offsetting effect.

	For the	purposes	of comparison,	a breakdown	follows:
		Present		Jersey	
Type	Total	Child	Present	City Child	Proposed
Apartment	No.	Ratio	No. Children	Ratio	No. Chilaren
O BR	460	0	0	0	0
1 BR	400	0.25	100	0.509	204
2 BR	140	1.80	252	1.27	178
Totals	1,000		252 352		178 382

It will therefore, be seen that the ratios used as theflected in the attached correspondence are conservative.



REGION II

HOUSING AND HOME FINANCE AGENCY

OFFICE OF THE REGIONAL ADMINISTRATOR

Widener Building Philadelphia, Pennsylvania 19107

Mr. Charles Nathanson Executive Director Redevelopment Agency of the City of Jersey City 611 Summit Avenue Jersey City 6, New Jersey

MAR 3 1984

Dear Mr. Nathanson:

Subject: Non-Cash Grant-in-Aid Credit Project No. N.J. UR 2-1 Gregory Street

We have received and reviewed the justification and documentation you submitted under letter dated December 21, 1962, in reply to our requests of May 9, 1962, June 27, 1962, July 24, 1962, and November 30, 1962.

Based on the information submitted, it would appear that your request for non-cash grant-in-aid credit for the proposed Ferris High School would be at least 10% of the total estimated cost, which cost is currently estimated at \$6,000,000.

As you know, final determination for non-cash grant-in-aid credit must be made by the Urban Renewal Commissioner. Thus, you are advised to submit a revised Project Cost and Financing Plan to reflect these changes. With this submission please include the source data used to justify your request.

Sincerely yours.

Jason R. Nathan

Acting Regional Director

of Urban Renewal

Dr. Marie Co. December 21, 1962 ill a district to the said Regional Director Urban Renewal Urban Renewal Administration Housing and None Finance Agency 1004 Widener Building Philadelphia 7, Pennsylvania Ros Gereral Accounting Dille A way of our from a will be not and a second of the second Urban Nanaval Project, No. N.J. 2-1 Attention: Mr. Jack Backus Dear Mr. Leich: Pursuant to your letters of May 9, 1962, June 27, 1962, July 24, 1962 and November 30, 1962 relative to the above, the Jarsey City Redevelopment agency is pleased to advise you that it has complete all the comprehensive studies necessary to prepare a satisfactory reply As you recall, the original plan for the Gregory Project

As you recall, the original plan for the Gregory Project area included the rebuilding and/or rehabilitation of Public 6. 301 — No. 1, located adjacent to the urban renewal project. At the inception of the project, it was believed that the area would be redecided for middle-income housing with a high number of large apartments and a high population density. In such a situation it appears, the remodellish the school was a necessity due to bhe large number of school dilluminate that were expected from the project area. Since Public School has I was the only school in the immediate area it seemed obvious that the removation, estimated to cost \$1,500,000, had to be undertable.

Due to a series of delays, construction at the Gregory Project did not begin until last year, at which time, the plan construct the outset was found to be impracticable. Thus, as a result of the charges in the characteristics of the downtour area during that period of inactivity, the project was reconceived as relatively high income in nature, and a great number of the large family size units of inactive for the project, were replaced by small efficiency and case bedroom apartments.

Two

Mr. James T. Leigh

December 21, 1962

For your information, a breakdown of apartments in the project is attached hereto. With this reduction in the size of the dwelling units, there is also a subsequent reduction in the number of children which the project will apparently generate. Such a reduction practically negates the need for the originally planted renovation of Public School No. 1.

However, it should be noted that there still will be children in this project whose educational needs must be accommodated. While the number of children will in no way be as large as originally estimated, we cannot overlook the need for educational facilities for the children that will be accommodated in the current projects. For your convenience and additional information, we are attaching a fact sheet to this letter which includes the number of children for which educational facilities will have to be provided.

Since the building in the area is not as yet occupied we have had to rely on statistics gathered from other cimilar projects in other cities from which we determined the number of school children a project of this nature would generate. These statistics are shown on the attached sheets.

It is now the first intention of the City to construct a new high school complex within the City. As you can see from the attached map, the Gregory Project Area lies within this school district boundary. It is this school that the children generated from the project area will now attend.

From our studies it has been found that children of high school age will, for the most part, be generated from the Gregory Project Area. Therefore, we wish to claim credit for the new Ferris High School at this time and not for any future elementary school which may be constructed. However, we do not wish to relinquish our rights at this time to claim credit for any elementary school which may be constructed in areas adjacent to the Gregory Project, since further revision of the Gregory Plan will be necessary and may cause a great number of elementary school age children to be generated from the amended project area. This revision is currently under study and the Agency feels that an amended application will be following in the near future at which time additional school facilities credit may be claimed.

Three

Mr. James T. Leigh

December 21, 1962

The attached letter from the Board of Education dated December 21, 1962 indicates their intentions with regard to this school complex. From this letter it can be seen that there will be a total enrollment in the high school of approximately 1500 students. It canaalso be seen that the school will be begun about September 1964 with completion scheduled for September 1965. Finally, the letter indicates that the number of children estimated to be generated from the Gregory Urban Renewal Project, derived from the joint study carried out by the Jersey City Redevelopment Agency and the Division of Planning of the City of Jersey City, is a reasonable amount to be expected from a project of this nature.

Based on the criteria set forth in the Urban Renewal Manual at Section 17-4-2, with regard to the desermination of relative benefit of non-cash local grants-in-aid for public facilities, we find that we are able at this time to claim a percentage of the actual cost of the new school. This is based on the fact that there will be 152 students from the Gregory Area divided into the designed capacity of 1500 or ten percent (10%) of the total capacity.

Assuming this will meet with your approval, we will revise the financing plan for the project area to reflect the current situation, and the most recent calculated estimates.

I trust this information is satisfactory for your purposes at this time and if there is anything more that is necessary, please do not hesitate to call upon us. I would like to take this opportunity to thank you for your patience in this matter and for all of the help you and your staff have given us in the past months.

Sincerely yours,

CHARLES C. NATHANSON Executive Director

CCN:ar

Attachment "A"

In order to determine the school requirements which would be generated by a residential project, such as the Gregory Project, it was necessary to study other similar projects in urban locations comparable to Jersey City. Since data on projects in areas located within a half-hour ride from a major metropolitan area is for the most part quite adequate, we have also included data collected from projects located in larger cities, such as New York, Chicago and Philadelphia. While the size of the cities may differ, the apartment breakdown for the various projects studies correspond to that in the Gregory Area.

From the studies undertaken, it has been found that the number of school age children in the various projects differ by the size of spartments. This is quite natural due to space requirements and was aspected when the study began. The following tables indicate the number of school age children by apartment room sizes.

- 1. Number of School Age Children in Rificiency Apartments: To figures have been included here, since the number of children found in units of this size is quite small and would be insignificant in any calculations.

1. Number of School Are Children in One-Bedroom Apartments:

Jersey City and Surrounding Area	•	.25
New York		.15
Chicago	f	.13
Philadelphia		 .50
Average of other significant Urban	Areas	.27

1. Europer of School Age Children in Two-Redroom Apartments:

Jersey City and	Surrounding A	areas	1.8
New York	**************************************		1.2
Chicago			1.7
Philadelphia			2.0
Average of Other	: Significant	Urban Areas	1.6

It can be seen that the figures for all of these areas are quite close allowing for a slight range due to local conditions and modes of living which have resulted from personal preferences. While it can be argued, that these figures are for specific types of projects, it should be noted that alloprojects studied were of the same approximate rental range as that established for the Gregory Area.

Page Two

Since the range is so close, we have determined that we would use, for our calculations, the existing number of school children that we found in similar projects in Jersey City and the surrounding area.

The dwelling units in the Gregory Park Project are broken down as follows:

1. Apartment Breakdown by Number of Bedrooms for the Gregory Park Project:

Efficiencies
One Bedrooms
Two Bedrooms
TOTAL

220 Units per building
160 Units per building
20 Units per building
400 Units per building or 800 Units
for the two structures.

In order to determine the number of children which will be generated by these facilities, we have assigned .25 children to the one bedroom units and 1.8 children to the two bedroom units. These figures can be obtained from Table 2 and 3 above.

2. Number of School Are Children by Anartment Size:

1.8 children per 2 bedroom apartments (72 for both buildings)

.25 children perll bedroom apartments (80 for both buildings)

36 children per building

40 children per building

76 children per building

(152 for both buildings)

Therefore, it can be seen that there will be approximately 152 school age children generated by the two residential structures in the Gregory Area. It is for these 152 children that school facilities will have to be provided.

5. Apartment Distribution-Gregory Project.

The distribution of apartments for the Gregory Project is as follows:

Building No. 1.

220 0 bedroom apartments

160 1 bedroom apartments

20 2 bedroom apartments
400 Total

Building No. 2.

240 0 bedroom apartments

120 1 bedroom apartments

40 2 bedroom apartments
400 Total

A copy of the typical floor plan for Building No. A showing the apartment distribution, and a letter from the prospective architect are appended.

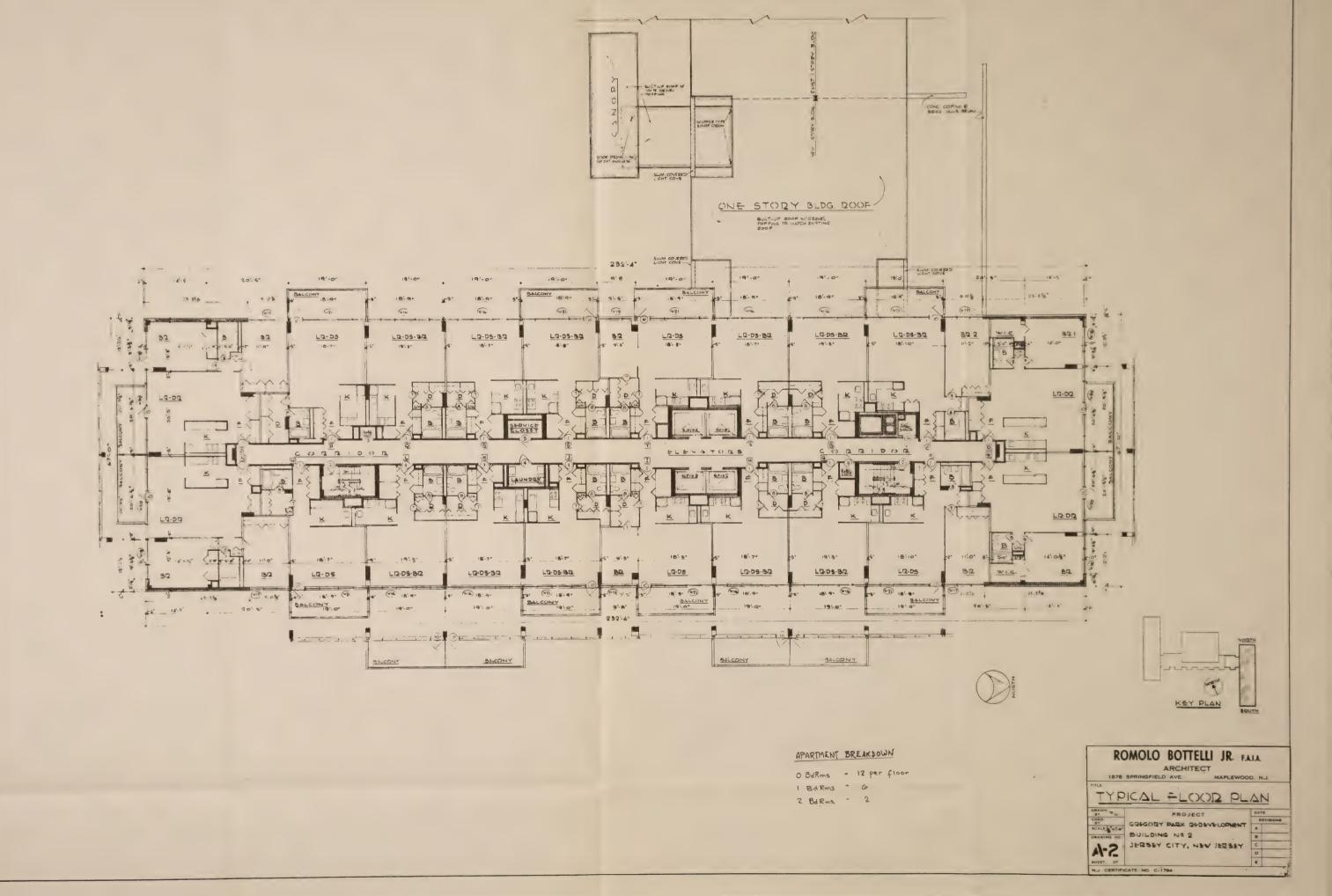
Building No. 3.

0 bedroom apartments

120 1 bedroom apartments

200 2 bedroom apartments
Total

These figures represent the intended breakdown for the building on parcel 3.





1878 SPRINGFIELD AVENUE
MAPLEWOOD, • NEW JERSEY

TELEPHONE: SOuth Orange 2-7188

Architect

August 12th 1964

Jersey City Redevelopment Agency 611 Summit Avenue Jersey City, N.J.

Attn. Mr. David Bromberg,

RE: Gregory No. 2.

Gentlemen,

We are sending this day under separate cover one sepia print of the Typical Floor Plan.

The building will contain twenty Typical Floors with a total 400 dwelling units, divided as follows:

240 Efficiency apartments

120 One bed room

40 Two bed room "

Regarding Gregory Building No. 1. already erected, this building contains 400 Living Units, divided as follows:

220 Efficiency apartments

160 One bed room

20 Two bed room "

If we can be of further assistance to you, please advise.

Very truly yours,

Romolo Bottelli. Jr.

6. Total Number School Aged Children Expected.

Type	Distribution			Child		
Apartment	Bldg.1	Bld;.2	Bldg.3	Totals	Ratio	No. Children
O BR	220	240	0	460	0	0
1 BR	160	120	120	400	0.25	100
2 BR	20	40	80	140	1.80	252
TOTALS	400	400	200	1000		352

7. Number of High School Children Expected.

For the following reasons, it is anticipated that the preponderance of children from the project will be of high school age. The reasons for this are:

- a) From studies of similar developments, it was found that families occupying one or more bedroom apartments in this type of development are of four basic types:
 - 1 Retired and post child-rearing couples,
 - 2 Young working, pre-child bearing couples,
 - 3 Middle-aged families, further advanced in careers and income with high school aged children,
 - 4 Widow, widower, divorcee or other single individuals with one or two children advanced to high school age who can utilize a self-sufficient environment.

- b) The Gregory Project provides a self-sufficient environment for children of high school age. The following are factors leading to this environment:
 - (a) Recreational facilities a swimming pool exists in adjunct to the first building; the area will be well provided with play areas traffic-free and well equipped.
 - (b) Immediate shopping facilities provided thru direct pedestrial access on the grounds.
 - (c) Parking and mass transit facilities immediately at hand.
 - (d) Proximity to educational and cultural complex of downtown area. The presence of the new Ferris High School will enhance this feature of proximity for apartment seekers of the third and fourth categories.

It is therefore estimated that 250 children of the 352 total will be of high school age.

8. Number of Public High School Children Expected.

The City-wide proportion of all enrolled high school students in the 1960 census was 60% in Public Schools and

32% in Parochial Schools. The trend toward public high school education has been evident since the 1950 census report.

The population trend in Jersey City reflects an exodus from the city of old-line established middle-class families of European parentage, who would ordinarily enroll their children in parochial schools. They are being replaced by a newer group which prefers, for many reasons public school education for their children.

Furthermore, the Gregory Project will draw tenants
from the entire New York-New Jersey Metropolitan Area
rather than from Jersey City alone. The proportion of
Public School children will therefore reflect the regional
situation rather than that of Jersey City exclusively.

In 1960, the New York North Eastern New Jersey
Standard Consolidated Urban Area reflected a high school population of 729,300 with 144,000 (19.7%) enrolled in private schools and 585,000 (80.3%) enrolled in public schools.

Using the figure of 250 high school age children in Gregory, it is anticipated that 80% of that figure or 200 children will be enrolled in the public high school.

EXHIBIT A - FERRIS HIGH SCHOOL

9. Percentage of High School Children to be enrolled in Ferris High School from the Gregory Project.

Number from the Gregory Project = 200

Ferris High School Anticipated = 13.3% Enrollment

The LPA claims 13% of the cost of Ferris High School as a non-cash Local Grant-In-Aid.

The amount claimed is:

 $13\% \times \$6,694,225 = \$870,249.$



THE PUBLIC SCHOOLS OF JERSEY CITY

HENDERSON 3-6000

ROBERT A. COYLE, ED. D.

2 HARRISON AVENUE JERSEY CITY 4, NEW JERSEY

September 8, 1964

Mr. Charles C. Nathanson
Jersey City Redevelopment Agency
611 Summit Avenue
Jersey City, New Jersey

Dear Mr. Nathanson:

Pursuant to your request, I am pleased to advise you that work on Ferris High School has commenced. This facility is to be located at Colgate and Montgomery Streets north to Railroad Avenue. The school district for this high school includes the regory Urban Renewal Project within its area.

The total estimated enrollment for this new school at its opening will be approximately 1,500 students and the total estimated cost of the facility will be approximately seven million dollars. Of this figure, about \$305,200 will be for movable equipment.

The costs for the school building do not include any items for general Board of Education facilities other than those used specifically for the administration of Ferris High School activities.

We have reviewed the figures prepared by your Agency and the Division of Planning relative to the number of school children that will be generated by the erection of the three buildings of the Gregory Urban Renewal Project. We feel that this number, approximately 200, based on the predictions in your report and your reviews of similar situations to be reasonable in terms of the type project being constructed.

We trust that this information is satisfactory and if we can be of any further assistance, please do not hesitate to call upon us.

ROBERT A. COYLE

Very truly yours

Superintendent of Schools

EXHIBIT A: DOCUMENTATION IN SUPPORT OF CREDIT CLAIMED AS NON - CASH LOCAL GRANTS IN AID

2. York Street Sewer

In the bed of York Street a sewer improvement will be constructed consisting of a combined sanitary and storm reinforced concrete sewer from Henderson Street to connect with the East Side Interceptor of the Jersey City Sewerage Authority located near the bulkhead line at the Hudson River. The LPA is claiming only that portion of the improvement necessitated by the increased flow from the project. Calculations were made to determine exactly how big a cross section of sewer was needed to carry off the sewerage from the project based on the present slope of the sewer system. These calculations are attested to by the Chief Engineer in a letter included herewith. These improvements will encompass:

- (a) Excavate, sheet and dewater, where necessary, a trench of appropriate depth along the length of improvement.
- (b) Provide for a temporary diversion sewerage facility for use during all phases of construction where necessary.
- (c) Provide for adequate traffic controls during construction period; maintain traffic and pedestrian safety facilities during all phases of construction.
- (d) Provide for relocation, where necessary, of all existing operating utility lines affected by construction activity.
- (e) Repair, enlarge and/or replace appropriate sized sewerage conductors throughout entire length of improvement with sufficient foundation support materials. (Past experiences in this area have indicated the necessity for piles.)
- (f) Install manholes at appropriate locations.
- (E) Repair and/or install catch basing and connections for storm sewerage loads where required.

- YOR
- (h) Backfill, with appropriate material, for entire length of improvement.
- (i) Grade and repave excavation for entire length of improvement.

 It will be noted that repaving in the center of the street

 for portion of the sewer excavation is separate and distinct

 from the repaving of the York Street as listed in Section R-224.

At the present time, the office of the Chief Engineer of The City of Jersey City is engaged in preliminary design work on the sewer improvements for York Street. His estimate of the amount of improvement necessitated by the Gregory Project alone is contained in the attached letter. For reference, a breakdown of preliminary design data and criteria for the amount due to the project is included in this section.

The portion of the sewer carrying flow from the Gregory Project will run along York Street from Henderson Street to the bulkhead line at the Hudson River a distance of some 3,200 feet.

The York Street sewer improvement will, when built, actually consist of a large sewer taking flow from the project area as well as ahead and behind it. The cross section needed to carry the project flow will be calculated. That cross section will then be applied, with an appropriate factor to the cost of the larger improvement which is to be built

In this way a proper figure will be arrived at which the LPA will then claim as non-cash local grant-in-aid.

DESIGN LOAD

1. Sanitary

Apartment breakdown and anticipated population:

	ype ctment	Buil 1	ding 2	No.	Apart. Totals	No. Pers. Per Apart.	Person Totals
1	BR BR BR		240 120 40	0 120 80	460 400 140	1.25 2 4	575 800 560
	Tot	als			1,000		1,935

Using a figure of 220 gallons per person per day for sanitary sewage, the design flow is:

1935 persons x 220 = 425,700 gallons per day or 0.66 cfs

Using a slope of 0.01, Kutter's n of 0.015, the Kutter nomograph shows a reinforced concrete pipe 7.3 inches in diameter.

Using a factor of 0.5 for Q/Q full (a pipe flowing one-half full):

7.3 2 = 10.3 inches in diameter

2. Storm

Prior to demolition the Gregory Project Area consisted of buildings containing front and rear yards, empty lots and other empty spaces.

In addition, the area stood vacant for a number of years and during that time consisted almost entirely of grassed areas. A factor of 30% run-off will be assigned to the pre-project state.

After completion, the project area will consist of buildings concrete parking loss, playgrounds, walk-ways and landscaped areas. The Urban Renewal Plan, Section R-213 pages 5 and 6 calls for about 20% landscapped areas (after deducting streets, plan and sitting areas). The run-off factor will be 80% at project completion.

The net run-off due for the project, therefore will be: 80% - 30% = 50%

A design storm of 1-in-5 years will be used, yielding a figure for hourly flow of 3 inches peak. The area of the project is 10.65 acres. Run-off will be:

 $\frac{(1'')}{50\% (3''/hr) (12'') (19.65 a) (43.560 sq. £t./ (a) = 29.8 cfs}{3600 Sec/hr}$

Using 0.01 slope, Kutter's n = 0.015, Q = 29.8 cfs a reinforced concrete pipe of 29^{10} diameter will be required. (Q = Q full)

3. Total Cross Section Required

The cross section required will be:

Sanitary d = 7.3 inches*; A = 41 sq. inches Storm d = 29.0 inches; A = 660Total (D = 30 inches) 701 sq. inches

The above computation indicates that a pipe of 30 inches in diameter would be required for the Gregory Project. However, general engineering practice would usually provide for a slightly higher size. In addition, the commercial section of the project was not taken into account in the computations. In this respect, consideration also must be made of the swimming pool already in use and other community service rooms within the project site.

Therefore, for design purposes, a diameter of 36" will be used. The cross sectional area for this pipe is 1095 square inches.

4. Percentage Credit

It is anticipated a 72 or 84-inch reinforced concrete pipe will be installed on York Street. Using a cross-sectional area between the two sizes of 5210 square inches the amount of credit due to the Gregory Project will be:

Area of Pipe for Project 1095 sq. inches Approx. Area of Installed Pipe 5210 sq. inches

% credit =
$$\frac{1095}{5210}$$
 = 21%

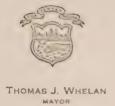
5. Amount of Gregory Credit

The Bond Authorization approval by the City Council shows an amount for the York Street Sewer of \$951,800. Credit for Gregory would be: 21% (\$951,800) = \$200,000

The LPA claims \$200,000 of the cost of this improvement as a non-cash local credit-in-aid.

A letter attesting to these figures by the City Engineer is attached. The Ordinance approving the Box. Authorization is also attached for reference.

^{*} No 50% Q/Q full factor is required for a combined sewer.



CITY OF JERSEY CITY DEPARTMENT OF PUBLIC WORKS

DIVISION OF ENGINEERING CITY HALL JERSEY CITY, N. J. 07302

FRANK G. MAHNING DIRECTOR CHILF EDGING 4

September 15, 1964

Mr. Charles C. Nathanson,
Executive Director
Jersey City Redevelopment Agency
611 Summit Avenue
Jersey City, New Jersey.

Re: Gregory Urban Renewal Project

Dear Mr. Nathanson:

In response to your request for a list of improvements to be provided by the City of Jersey City in connection with the Gregory Urban Renewal Project. I am listing the following estimates concerning this Division:

Sewer Improvements

(a)	York Street Sewer (includes only that portion necessitated by the project area)	\$200,000.
(b)	Wayne Street Sewer Adjustment	0.204
	(completed)	9,384.
Street	Improvements	
(a)	Henderson Street	32,000.
(b)	Warren Street	32,000.
(c)	York Street	29,750.
(d)	Montgomery Street	55,000.
(e)	Railroad Avenue	103,500.
(f)	Tree Planting (18 dollars each)	1, 300.
		\$462,934.

I trust you will find these data useful in the processing of the Gregory Project. If I may be of any further assistance please call upon me.

Sincerely

FRANK MANN

Chief Engineer

FGM:mem



DEPARTMENT OF PUBLIC WORKS

THOMAS J. WHELAN, MAYOR

JERSEY CITY 2, N. J.

September 14th, 1964.

Mr. Charles C. Nathanson, Executive Director, JERSEY CITY REDEVELOPMENT AGENCY, 611 Summit Avenue, Jersey City, N.J.

RE: Vacation of Newark Avenue from Henderson to Warren Streets requiring abandoning of present water mains and installation of new 20" water main for Gregory Park Development.

Dear Mr. Nathanson:

During the course of the meeting held in the office of Mr. Frank Manning on Thursday, September 10th, 1964, I advised that I would forward to your office, the actual cost to the Division of Water of Jersey City, for the abandoning of the 20" and 12" water mains and the installation of a new 20" water main for the captioned project.

In order to furnish the necessary flow rates for fire protection service and domestic use of water in the area, a new 20" cast iron water main was installed in Railroad Avenue from Henderson Street to Warren Street and in Watren Street from Railroad Avenue to Montgomery Street, the cost of which is as follows:

Excavation, backfill & replacement of pavement for 20" water main installation was done by contract \$1	14,861.90
Cast iron pipe, fittings & appurtenances for this installation-purchased by Contract	27,155.87
Labor for installing 20" main	2,400.00
Labor for shutting off services (water) to buildings demolished for the Gregory Development Total Cost \$4	3,000.00 47,417.77
Labor, material & equipment costs for cutting out & plugging 8" mains in Gregory Street between Montgomery St. & York St., and in Van Vorst St. from Montgomery St to York St. in order to properly abandon these mains for vacation of the above men-	
tioned Streets	1,304.00
TOTAL COST \$4	48,721,77

Very truly your s,

Chief Engineer - V r Division

HMO:BL



DEPARTMENT OF FIRE

OFFICE OF

POLICE AND FIRE SIGNAL SYSTEM SUPERINTENDENT
CITY OF JERSEY CITY, N. J.



September 11th, 1964.

Mr. Charles C. Nathanson, Executive Director, Jersey City Redevelopment Agency, 611 Summit Avenue, Jersey City, N. J.

Dear Sir:

Before the new buildings of the Gregory Street Project could be erected, Newark Avenue, from Henderson Street, East to Warren Street, was abandoned as a street, and torn up. Therefore, the existing underground ducts, which contained one (1) of our Forty (40) conductor mainline cables, had to be abandoned, and the cable re-routed in other ducts, under Railroad Avenue.

The total cost to the Police and Fire Signal System for performing this re-location of existing facilities was six thousand dollars (\$6000.00).

Sincerely,

Paul H. McKenna

Assisting Superintendent, Police and Fire Signal System

c/c
Director William Woods
Chief Raymond A. Gibney
Director Alfred E. Suminski
Inspector Peter McNamara
Planning Frank Manning

3. Street Improvements

These improvements are attested to in a letter from the Chief Engineer which is included below.

4. Water Improvements

These improvements are attested to in a letter from the Chief Engineer which is included below.

. Additional Sewer Improvements

These improvements are attested to in a letter from the Chief Engineer which is included below.

LAM 7/30/64

AN ORDINANCE TO AUTHORIZE THE MAKING OF VARIOUS IMPROVEMENTS IN THE VICINITY OF THE GREGORY URBAN RENEWAL PROJECT AREA (PROJECT
MO.UM N.J. 2-1) IN THE CITY OF JERSEY CITY, TO MAKE AN APPROPRIATION
OF \$1,113,700 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT AND
AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION, AND
TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.

BE IT ORDAINED by the Municipal Council of the City of Jersey City, as follows:

Section 1. The making of the improvements and the acquisition of the properties described in Section 3 of this ordinance are hereby respectively authorized to be made or acquired by the City of Jersey City. There is hereby appropriated to the making of such improvements and the acquisition of such properties described in Section 3 hereof (hereinafter referred to as "purposes"), the respective amounts of money hereinafter stated as the appropriation for said respective purposes. Such appropriation shall be met from the proceeds of the bonds authorized, and the down payment appropriated, by this ordinance and the unused proceeds of the sale of bonds hereinafter described.

Section 2. The Municipal Council of the City of Jersey
City has ascertained and hereby determines that (1) none of the
purposes referred to in the schedule set forth in Section 3 of this
ordinance is a current expense of the City, and (2) it is necessary
to finance said purposes by the issuance of obligations of said
City pursuant to the Local Bond Law of New Jersey, and (3) each of
said purposes shall be undertaken as a general improvement, no part
of which shall be assessed against property specially benefited.

Section 3. The several purposes hereby authorized for

the financing of which said obligations are to be issued, are set forth in the following "Schedule of Purposes and Amounts", which schedule also shows (1) the estimated cost of each such purpose, and (2) the amount of each such sum which is to be provided by the down payment hereinafter appropriated to finance the respective purposes, and (3) the estimated maximum amount of bonds and notes to be issued for each such purpose, and (4) the period of probable usefulness of each such purpose, according to its reasonable life, computed from the date of said bonds:

SCHEDULE OF PURPOSES AND AMOUNTS

Purpose

Appropriation and Estimated Cost

Down Bonds and Payment Notes

Period of Usefulness

1. Henderson Street Widening

Widen and improve Henderson Street between York Street and Railroad Ave. as follows:

Excavation and removal of street and sidewalk material of a strip on the easterly side of a distance of approx.
10' wide;

Grading and paving of said strip approx. 10' wide with F.A.B.C. (fine aggregate bituminous concrete at least 8" thick;

Installation of concrete curbs and sidewalks on easterly side of street to a width of approx. 10 feet.

Installation of necessary traffic signals and police and fire communication lines, \$37,750

\$1,900

\$35,850

10 years

Appropriation and Estimated Cost

Amount of Down Payment Notes

Bonds and Period of Usefulness

Purpose

2. York Street Improvement

Pave and improve York Street between . Henderson Street and Warren Street as follows:

Repaving of the existing traffic way with F.A.B.C. at least 8" thick;

Installation of a concrete curb and sidewalk to a width of 10? on the northerly side of the street;

Installation of necessary traffic signals and police and fire communication lines, \$35,400

\$1,750

\$33,650 10 years

3. Warren Street Widening

Pave and improve Warren Street between York Street and Railroad Avenue (as adopted in the Official Map of Railroad Avenue as Relocated and Extended in Jersey City, New Jersey, dated November 19, 1963) as follows:

Excavation and removal of street and sidewalk material along a 5½' strip along the westerly side;

Grade and pave the said strip of approx. 5% with F.A.B.C. at least 8" thick;

Construction of concrete curb and sidewalk on westerly side to a width of approx. 15°;

Installation of necessary traffic signals and police and fire communication lines,

\$37,750 \$1,900 \$35,850 10 years

Appropriation and Estimated Cost

Down Bonds and Payment Notes

Period of Usefulness

Purpose

www Mork Street Sover

Construct a sewer improvement in the bed of York Street from Henderson Street to connect with the East Side Interceptor of the Jersey City Sewerage Authority as follows:

Excavate, sheet and dewater, where necessary, a trench of appropriate depth along the entire length of improvement;

Provide for temporary diversion sewerage facility for all phases of construction where necessary;

Provide for adequate traffic controls during construction period; maintain traffic and pedestrian safety facilities during all phases of construction;

Provide for relocation, where necessary, of all existing operating utility lines affected by construction activity;

Repair and/or replace with appropriate sized sewerage conductors throughout entire length of improvement with sufficient foundation support materials; install manholes at appropriate locations; repair and/or install catch basins for storm sewerage loads where required; install catch basin connections where required;

Backfill, with appropriate material, for entire length of improvement;

Appropriation Amount of and Estimated Down Bonds and Period of Cost Payment Notes Usefulness

York Street Sewer continued

Grade and repave excavation for entire length of improvement with a pavement at least 8" thick,

\$ 951,800

\$45,400 \$906,400 10 years

5. Traffic Control Improvements

Installation and/or relocation of traffic signals and other traffic control devices at several locations in and near the Gregory Urban Renewal Project,

51,000

2,550

48,450 15 years

Totals

\$1,113,700

\$.53,500 \$1,060,200

LESS

32,200 (hereinafter in Section 4 \$1,028,000 appropriated

Section 4. It is hereby determined that \$32,200 of the proceeds of the \$140,000 of bonds dated March 1, 1963, and issued under Ordinance No. K 1362, adopted by the Board of Commissioners on May 6, 1952, is not necessary for the purpose for which said bonds were issued and that in the opinion of the Municipal Council it is in the best interest of the City to appropriate such sum to the payment of the cost of the purposes authorized by this ordinance, which are purposes for which bonds may be issued, and said sum of \$32,200 is hereby appropriated to the payment of the cost of such purposes.

Section 5. The cost of such purposes, as hereinbefore stated, includes the aggregate amount of \$80,575, which is estimated to be necessary to finance the cost of such purposes, including architect's fees, accounting, engineering and inspection costs, legal expenses and other expenses, including interest on such

obligations, to the extent permitted by Section 40A:2-20 of the Local Bond Law.

Section 6. It is hereby determined and stated that not less than \$53,500 of the moneys appropriated under the caption "Capital Improvement Fund" in budgets of said City heretofore adopted is available to finance said purposes in accordance with Section 40A:2-11 of said Local Bond Law, and \$53,500 of said moneys is hereby appropriated to such purposes.

Section 7. To finance said purposes, bonds of said City of an aggregate principal amount not exceeding \$1,028,000, are hereby authorized and shall be issued pursuant to said Local Bond Law. Said bonds shall bear interest at a rate which shall not exceed six per centum (6%) per annum. All matters with respect to said bonds not determined by this ordinance shall be determined by resolutions to be hereafter adopted.

Section 8. To finance said purposes, bond anticipation notes of said City of an aggregate principal amount not exceeding \$1,028,000 are hereby authorized and shall be issued pursuant to said Local Bond Law, in anticipation of the issuance of said bonds. Said notes shall bear interest at a rate which shall not exceed six per centum (6%) per annum, and may be renewed from time to time pursuant to and within the limitations prescribed by said Local Bond Law. All matters with respect to said notes not determined by this ordinance shall be determined by resolutions to be hereafter adopted. In the event that bonds are issued pursuant to this ordinance, the aggregate amount of notes hereby authorized shall be reduced by an amount equal to the principal amount of the bonds so issued. If the aggregate amount of outstanding bonds and notes issued pursuant to this ordinance shall at any time exceed the sum first mentioned in this section, the moneys raised by the issuance of said bonds shall, to not less than the amount of such excess, be applied to the

payment of the principal of such notes then outstanding.

Section 9. It is hereby determined and stated that the average period of usefulness of said purposes, according to their reasonable lives, taking into consideration the respective amount of bonds or notes to be issued for said purposes, is a period of 10 years, computed from the date of said bonds.

Section 10. It is hereby determined and declared that the Supplemental Debt Statement required by said Local Bond Law has been duly made and filed in the office of the City Clerk of said City and that such statement so filed shows that the gross debt of said City, as defined in Section 40A:2-43 of said Law, is increased by this ordinance by \$1,028,000, and that the issuance of said obligations will be within all debt limitations prescribed by the Local Bond Law.

Section 11. This ordinance shall take effect twenty days after the first publication thereof after final passage.

RESOLUTION OF THE PLANNING BOARD OF THE CITY OF JERSEY CITY RECOMMENDING TO THE MUNICIPAL COUNCIL THE REZONING OF CERTAIN PROPERTIES WITHIN THE GREGORY URBAN RENEWAL PROJECT AND IN THE VICINITY OF RAILROAD AVENUE AND EXCHANGE PLACE.

WHEREAS, the Division of Planning has presented the Planning Board of the City of Jersey City an Ordinance and Map for the rezoning of properties within the Gregory Urban Renewal Project and in the vicinity of Railroad Avenue and Exchange Place; and

WHEREAS, it is proposed to designate said properties as Business District "B" on the City of Jersey City Zoning Ordinance District Use Map; and

WHEREAS, the Planning Board of the City of Jersey City has reviewed this proposal and finds it in substantial agreement with the Master Plan of Land Use of the City of Jersey City, now, therefore, be it

RESOLVED, that the Planning Board of the City of Jersey City approves of said rezoning of properties within the Gregory Urban Renewal Project and in the vicinity of Railroad Avenue and Exchange Place, as set forth in the map attached and made part of this resolution, and recommends to the Municipal Council of the City of Jersey City an amendment to the Zoning Ordinance District Map designating said properties as Business District "B".

Dated July 28th, 1964.

William George, Chairman Jersey City Planning Board

This is to certify that the foregoing is a true copy of the resolution adopted by the Commissioners of the Planning Board of the City of Jersey City at a meeting July 28th, 1964.

James P. McDonough, Clerk Jersey City Planning Board AMENDMENT to CITY ORDINANCE K-1574, as amended showing certain properties to be designated business district b'on the city of Jersey City zoning ordinance district use map

Jersey City Hudson County New Jersey AVE. RAILROAD MONTGOMERY Business District 'B' Triple early proposed

7-17/

RESOLUTION OF THE PLANNING BOARD OF THE CITY OF JERSEY CITY AMENDING THE MASTER PLAN OF LAND USE AND THE MASTER PLAN FOR MAJOR STREETS.

WHEREAS, pursuant to the studies conducted by the Division of Planning, a proposal has been made for a Master Plan for Gregory Urban Renewal Project and Surrounding Streets; and

WHEREAS, a public hearing as required by R.S. 40:55-1.10 was held by the Planning Board of the City of Jersey City on this date in the Council Chambers, City Hall, Jersey City, New Jersey; and

WHEREAS, pursuant to R.S. 40:55-1.7, notice of the hearing was published in the official newspaper of Jersey City ten days prior to the hearing; now, therefore, be it

RESOLVED, that a Master Plan for Gregory Urban Renewal Project and Surrounding Streets as set forth in the map attached and made part of this resolution, is hereby adopted as an amendment to the Master Plan of Land Use and the Master Plan for Major Streets of the City of Jersey City.

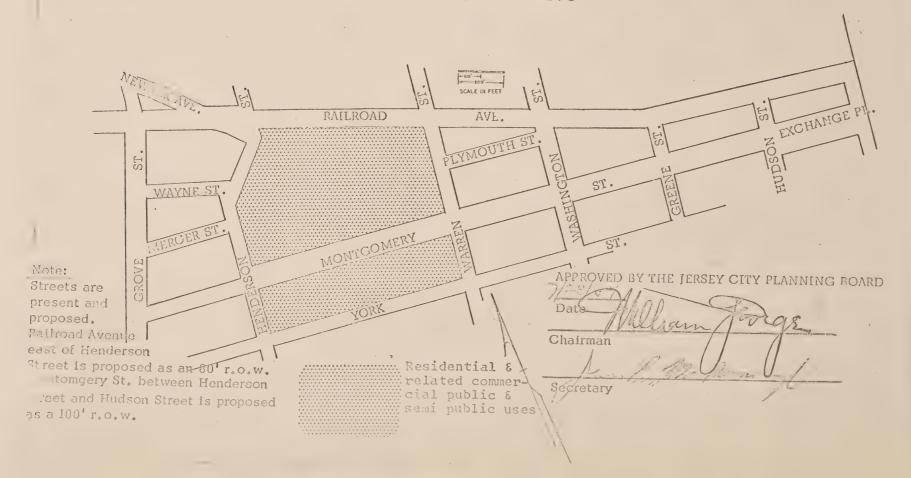
Dated: July 28th, 1964.

William George, Chairman, Jersey City Planning Board

This is to certify that the foregoing is a true copy of the resolution adopted by the Commissioners of the Planning Board of the City of Jersey City at a meeting July 28th, 1964.

James P. McDonough, Clerk Jersey City Planning Board

PROPOSED MASTER PLAN for GREGORY URBAN RENEWAL PROJECT and SURROUNDING STREETS



RESOLUTION OF THE PLANNING BOARD OF THE CITY OF JERSEY CITY APPROVING THE REVISED REDEVELOPM...IT PLAN FOR GREGORY PROJECT AREA, AND FINDING THAT THE GRECOLY URBAN RENEWAL PROJECT CONFORMS TO THE MASTER PLAN OF THE CITY OF JERSEY CITY.

WHEREAS, the Jersey City Redevelopment Agency has submitted a Revised Redevelopment Plan for Gregory Project Area (UR N.J. 2-1) (revised August 1964), a copy of which is attached and made part of this resolution; and

WHEREAS, the Division of Planning has carefully reviewed said Plan and recommends that the Planning Board find that the successful execution of the Project is vital to the development of the City as a whole, and that the Plan conforms to the Master Plan of the City of Jersey City; and

WHEREAS, the Planning Board of the City of Jersey City has reviewed said Plan and finds:

- (a) The Plan conforms to City objectives as to appropriate land uses, density of population and improved traffic, public transportation, public utilities, recreational and community facilities and other public improvements; and
- (b) Sufficient information has been provided as to proposed land uses and building requirements in the area; and
- (c) No relocation problems will result from the project;

now therefore, be it

RESOLVED, that the Planning Board of the City of Jersey City approves the Revised Redevelopment Plan for Gregory Project Area (UR N.J. 2-1) (revised August 1964); and be it further

RESOLVED, that the Planning Board of the City of Jersey City finds that the Revised Redevelopment Plan for Gregory Project Area (UR N.J.2-1) (revised August 1964) conforms to the Master Plan of the City of Jersey City, the general plan for the development of the City as a whole.

Dated: July 28th, 1964.

William George, Chairman Jersey City Planning Board

This is to certify that the foregoing is a true copy of the resolution adopted by the Commissioners of the Planning Board of the City of Jersey City at a meeting July 28th, 1964.

JAMES P. MCDONOUGH, Clerk Jersey City Planning Board

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CITY APPROVING THE PRO THE GREGORY URBAN REN

LUTION OF THE PLANWING BOARD OF THE CITY OF JERSEY ID PUBLIC IMPROVEMENTS WITHIN L PROJECT,

WHEREAS, the Jersey City Redevelopment Agency has submitted a list of Proposed Public Improvements Within the Gregory Urban Renewal Project Area, a copy of which is attached and made a part of this resolution;

WHEREAS, the Division of Planning has reviewed this list and recommends that the Planning Board find all items in conformity with and necessary to the successful execution of the Gregory Urban Renewal Project;

WHEREAS, the Planning Board of the City of Jersey City has approved the Revised Redevelopment Plan for Gregory Project Area and finds that the public improvements as listed are necessary to the execution of said plan; now, therefore, be it

RESOLVED, that the Planning Board of the City of Jersey City approves the public improvements within the Gregory Urban Renewal Project as indicated on the attached list as to their location, character and extent, as items in the Capital Improvement Program and recommends their execution in accordance with the Gregory Urban Renewal Plan to the Municipal Council.

Dated: July 28th, 1964.

William George, Chairman Jersey City Planning Board

This is to certify that the foregoing is a true copy of the resolution adopted by the Commissioners of the Planning Board of the City of Jersey City at a meeting July 28th, 1964.

> James P. McDonough, Clerk Jersey City Planning Board

DIRECTOR
MEYER PESIN
CORPORATION COUNSEL

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WALTER J. HUDZIN
JOSEPH S. E. VERGA
GEORGE R. WIGGS
JOSEPH G. MINTZ
MORTIMER NEUMAN,
LESTER S. GARO



CITY OF JERSEY CUTY

CITY HALL JERSEY CITY, N.J. 07302

August 26, 1964

Jersey City Redevelopment Agency 611 Summit Avenue Jersey City, New Jersey 07306

Gentlemen:

I am an Attorney-at Law, admitted to practice in the State of New Jersey. As Corporation Counsel for the City of Jersey City, my opinion is as follows:

WHEREAS, the Gregory Urban Renewal Project will be enlarged by 1.84 acres. This enlargement will take in street rights-of-way and the triangular piece of land now owned by the railroad (about 1/3 of an acre in area). The tax map of the City of Jersey City indicates that between Henderson and Warren Streets, Railroad Avenue is split into two separate 20' rights-of-way separated by a portion of Railroad property. Railroad Avenue was, on November 19, 1963, realigned by the Official Map of Railroad Avenue as Relocated and Extended in Jersey City, New Jersey. The area of expansion lies within the northernmost line of both old Railroad Avenue and new Railroad Avenue as realigned.

WHEREAS, the City Council of the City of Jersey City at a meeting held on January 15, 1952, passed an ordinance determining that the Gregory Project Area was blighted pursuant to Chapter 187 of the Laws of 1949, as amended.

WHEREAS, that determination identified the Gregory Project as:
"... encompassing the area bounded on the north by Railroad Avenue, on the east by Warren Street, on the south by York Street and on the west by Henderson Street in the City of Jersey City, State of New Jersey"

WHEREAS, at this time, the Jersey City Redevelopment Agency is preparing a Part I and Part II application to the Housing and Home Finance Agency on this Project. One of the federal requirements is that the urban renewal area be declared blighted under the applicable state statutes. Jersey City Redevelopment Agency

- 2 -

THEREFORE, it is my opinion that the previous blight hearing, duly conducted pursuant to applicable State and local laws, covers the area of the said revised boundaries for the Gregory Urban Renewal Project and that a new blight hearing is not required for this Gregory Project Boundary Extension.

Corporation Counsel

MP/MP

cc: Harold Krieger, Esq.
Sidney Willis, Esq., Division of Planning

d: ALEMILON,ENT TEMON OF JERSET CILL, oll Surmit Avenue, Jorney City, N.J.

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Opinished the nousing and note stands and onlists when it is a last to provide financial advistance to local public equal of the undertaking and carrying out slub clearance and it is relevable projects; and

for financial aid thereunder phalicre

project to be assisted under this title scall be adduing the

Local Public Agency except after public hearing following to

of the date, time, placem and purpose of such bearing.

called the "Local Public Arency") has applied for Financial assistance under such Act with the United States of America accing by and through the Acasing and some Finance Administrator, pursuant to which Federal funisher provide information the sile of the and urban redevelopme through identified as "pregory are easy for and encompassing the area bounded on the north by Salitana Avenue, on the east by Finner Street, in the east by Finner Street, in the City of the Street and on the West by Herderson Direct in the City of the say Oldy, State of Law Gersay (benefic called the locality).

for additional financial assistance under such act and to enter into additional contracts with the mousing & Home Picance . Howe trator making available financial assistance for the inequely resject area; and

Widehits the Board of Conmissioners of the city of say Sity did by resolution adopted November 6, 1981 re-

designated and acting official planning body for the Locality, pursuant to Chapter 187 of the Laws of 1949, as amended, to conduct a preliminary investigation of the Gregory Project Area to determine whether said project is or is not blighted within the meaning of said statute.

filed with the Clerk of the City of Jersey City on November, 23, 1951 a map showing the boundaries of the Gregory Project Area to be investigated and the location of the various parcels therein and a statement setting forth the basis of the investigation;

WHEREAS the Planning Board of the City of Jersey City held a public hearing in respect to said investigation on the 17th day of December, 1951 in the Assembly Chambers, City Kall, Jersey City, New Jersey and a notice of said hearing was published and mailed by the Clerk, of the City of Jersey City pursuant to the provisions of the Chapter 187 of the Laws of 1969, as exended; and

WHEREAS the Planning Board of the City of Jersey City

in a report adopted on January 11, 1952 and submitted to the Board of Commissioners of the City of Jersey City did determine the time accommodations in the aforesaid Gregory Project Free are substandard, unsafe, dilapidated, or obsolescent or possess some of such characteristics or are so lacking in light, air, or space so as to be conducive to unwholesome living and that Chil Gregory Project Area is blighted within the purview and remains of Chapter 187 of the Laws of 1949, as amended, and

WHEREAS the Board of Commissioners of the City of Jersey

City has duly considered seld eport as submitted by the Mil Board of the City of Jersey City; and WORREAS it is necessary th

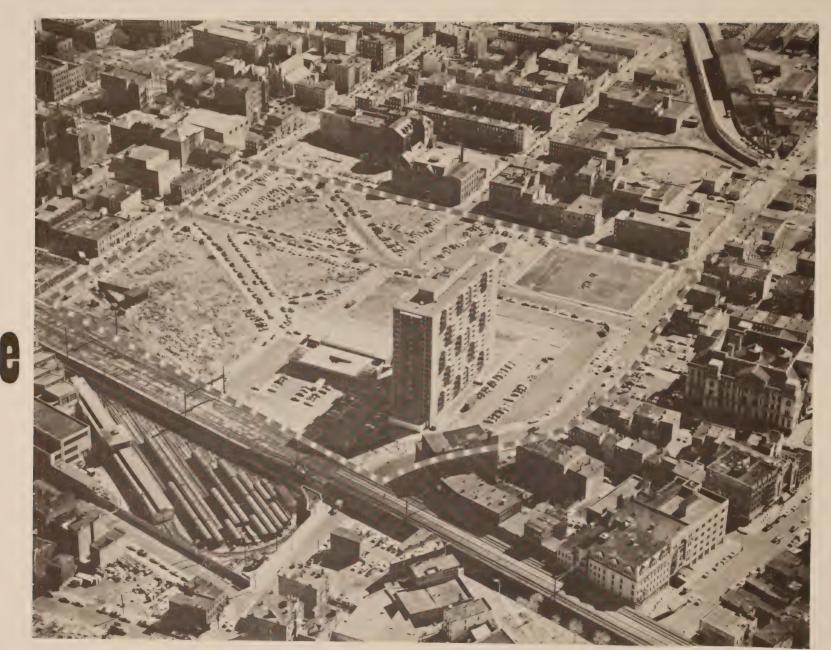
of the party of forms the last amountable and the first many of the City of Jersey City.

NOW THE METORE BE IT RESOLVED by the Board of Contact issidners of the City of Jersey City as follows:

- 1. That the aforecaid determination and report that the Gregory Project Area is blighted within the purview and carreing of Chapter 187 of the Laws of 1949, as amoriad, however have inly reviewed and considered is howeby approved.
- 2. That the City Clerk of the City of Jersey City beand he is hereby authorized; empowered and directed, to every an independent certificate attenting to the meaters above ont

THIS IS TO CERTIFY THAT THE POREGOING IS A TRUE COPY OF ORDINANCE ADOPTED BY THE BOARD OF COMMISSIONERS OF THE CITY OF JERSEY CITY AT A MEETING HELD ON JAMUARY 17, 19

DITY OLENN



THOMAS AIRVIEWS

